



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, February 27, 2024
6:00PM

1 Centre Street, Mezzanine – Northside must enter the building through Southside and Live Remote Meeting - <https://live.mcb1.nyc>
The public is welcome to attend in person or on webex

Tammy Meltzer, Chairperson
Alice Blank, Vice Chairperson
Zach Bommer, District Manager
Lucy Mujica Diaz, Community Coordinator
Onedeige James, Community Associate



"All meetings are recorded to the extent practicable and posted on our Youtube page as soon as possible. You may find the link [here.](#)"

"If there are any relevant draft resolutions that will be considered at this meeting, they may be found [here](#)"

OFFICE CONTACT



Manhattan Community Board 1
1 Centre Street, Room 2202 North
New York, NY 10007
Tel: (212) 602-6300

Website: nyc.gov/mcb1

Email: Man01@cb.nyc.gov

The Manhattan Community Board 1 office is open, but you must email us to set up an appointment. Please use man01@cb.nyc.gov as the principal means of communication with staff.

MANHATTAN COMMUNITY BOARD 1

Public Session (6:00 PM – 7:00 PM)

A) Comments by members of the public
(1-2 minutes per speaker)



MANHATTAN COMMUNITY BOARD 1

Public Hearing

Topic: Citywide Statement of Needs (SON) for Fiscal Years 2025 and 2026



MANHATTAN COMMUNITY BOARD 1

Business Session

- A) Adoption of January 2024 minutes
- B) Updates from Elected Officials
- C) District Manager's Report – Z. Bommer
- D) Chairperson's Report – T. Meltzer

MANHATTAN COMMUNITY BOARD 1

District Manager's Report February 2024

MANHATTAN COMMUNITY BOARD 1



Parks grants up to \$150,000

To support a more equitable and vibrant park and open space system in NYC.

LOIs are due on Thursday, March 7, 2024 at 12:00P ET.

MANHATTAN COMMUNITY BOARD 1

OEM: 2024 Community Preparedness Symposium

- **Prepare communities for ongoing emergencies**
- **Increase public awareness of the role communities play during emergencies.**
- **Keep collaboration at the forefront of our work**
- **Learn and share skills of resiliency**

When: Wednesday, March 6, 2024 Time: 8:00AM - 4:00PM

Where: Virtual and in-person at Baruch College

MANHATTAN COMMUNITY BOARD 1



sanitation

OFFICIAL NOTICE

Starting March 1, 2024:

**All businesses in NYC must
use bins with secure lids!**

- Bins must be kept bins inside, outside facing the building, or within three feet of the building line.
- bins can be put out after 8:00 p.m. or an hour before closing.

MANHATTAN COMMUNITY BOARD 1



Mayor Launches “Chinatown Connections”

Beautifying the Park Row Connection to Chinatown

- Street Improvements between Frankfort Street and Chatham/Kimlau Square.
- Short-term improvements: enhance pedestrian and bicyclist experience, including safety improvements, art interventions, new planters, and wayfinding and signage.
- Long-term improvements: evaluate options for \$4 million for permanent improvements on Park Row.

MANHATTAN COMMUNITY BOARD 1



* New York signed a formal agreement this month to ensure heat pumps make up 65% of statewide residential heating, cooling and water heating equipment sales by 2030 and 90 percent by 2040



Manhattan Community Board 1 Chairperson's Report

February 2024 - HYBRID

SINCE LAST MEETING

-The Chair has been at the following....

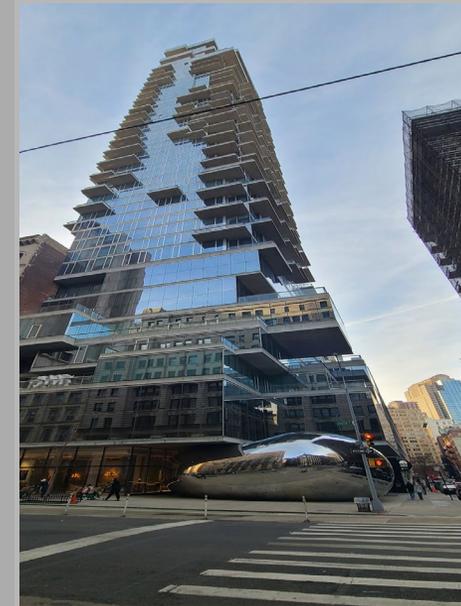
- Jan 30 - Seaport HHC Community Event
- Jan 31 - Staff Meeting
- Feb 01 - CB Leadership Meeting with George Janes
- Feb 05- City Hall Kiosk/Parks/ WJP Meeting
- Feb 06 - BBJ- MN - FAC Design Guidelines report back
- Feb 07 - Staff
- Feb 09 - Mayoral Announcement KimLau Square
- Feb 09 - CB Meeting with Dan Byers re: Cannabis Law
- Feb 13 - BPCA Meeting
- Feb 14- Staff and again Feb 21
- Feb 15 - Borough Board
- Feb 20 - Dining Out NYC/ Hospitality Alliance Presentation
- Feb 25- Lunar New Year - AM Lee Breakfast and Parade



Downtown
Winter
Beauty



February UPDATES



Photos by TAM

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. Cannabis application, 149 Church Street - Cloud Father LLC - Resolution
2. Cannabis application, 386 Canal Street - Dreem Box LLC - Resolution
3. CB 1 Election Preparations - Report

MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural Committee – P. Goldstein

1. Queen Elizabeth Garden aka British Memorial Garden at Hanover Square -
Report

MANHATTAN COMMUNITY BOARD 1

Quality of Life & Service Delivery Committee – P. Moore

1. Request for Con-Ed to focus on Lower Manhattan projects to alleviate backlog - Resolution
2. Proposed DOHMH rule change to amend Chapter 10 (Smoking and the Use of Electronic Cigarettes Under the New York City Smoke-Free Air Act) of the Title 24 of the RCNY which will no longer allow smoking of tobacco and electronic cigarettes in outdoor dining areas of restaurants - Report
3. DDC/Street Reconstruction Updates - Report

MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development Committee - L. Starr

1. POPS: 77 Water, 175 Water, and other POPS being reviewed now in district; enforcement - Resolution
2. Water Street Text Amendment review - Report

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Activity Permits Committee – B. Kay

1. Trinity Place Traffic Study - PS 150 Students - Resolution
2. Five Boro Bike Tour - May 5, 2024 - Resolution

Transportation Committee Agenda

1. Trinity Place Traffic Study - PS 150 Students - Resolution*
2. Five Boro Bike Tour - Bike New York, Resolution
3. Tunnel to Towers 5K Run Walk - POSTPONED

*Members of the Youth & Education committee are invited to item #1

Trinity Place Traffic Study

Fifth grade students from PS 150, RESOLUTION

https://www.canva.com/design/DAFm77f_rwk/7nGUgFBVWL4TEScvcASfwg/view



Five Euro Bike Tour Request for CSI support

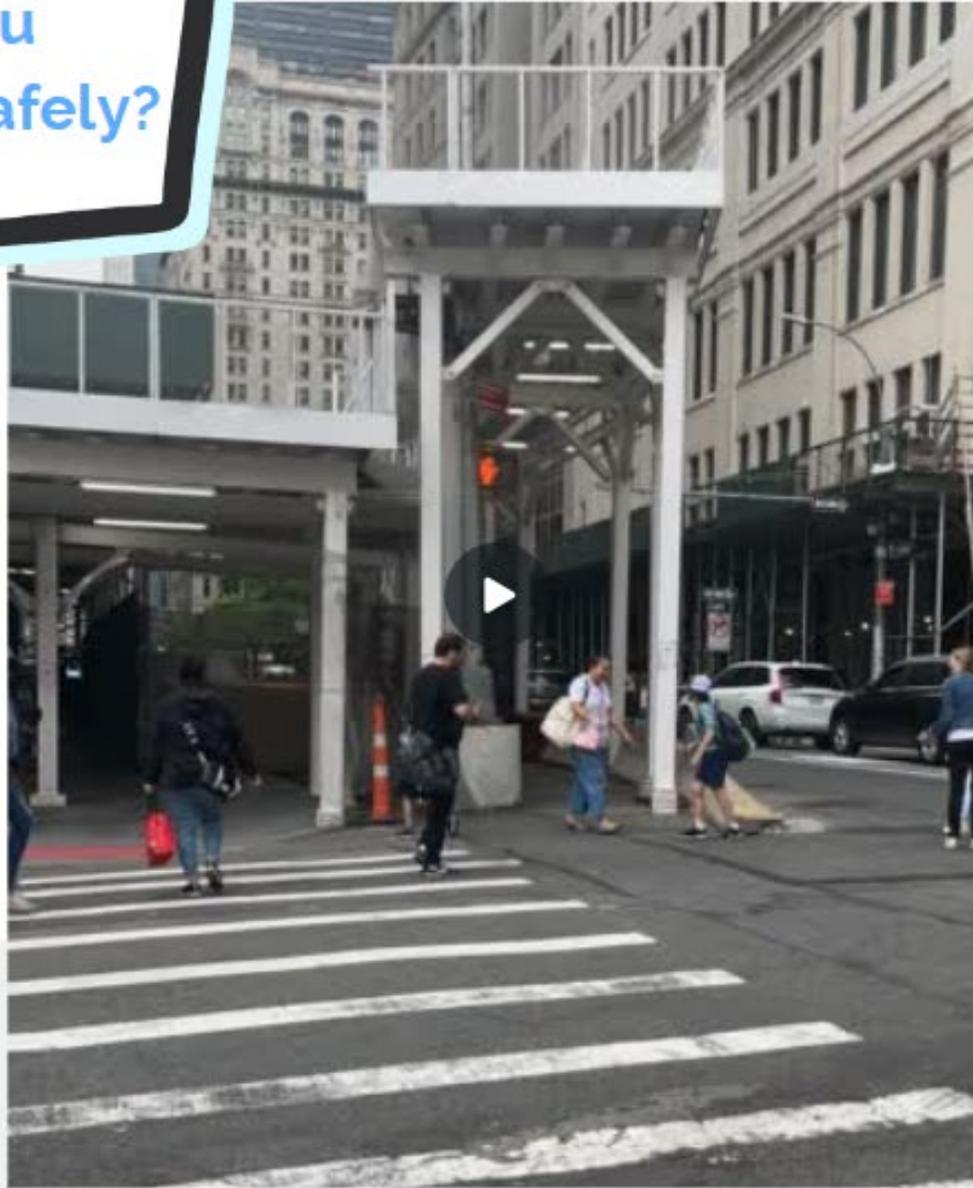
Alicia Sanchez, Jeremy Lockett & Dennis DeLuca, Bike New York

P S 1 5 0

The Crosswalks of **Our World**



Are you
crossing safely?



We saw **dogs, toddlers, strollers, and people** we know **crossing unsafely** and a couple of cars going through the red light.



People might **think it's easier and faster** to cross in the middle of the street. There is a big **risk of getting injured** or hurt.

It's **safer to use the crosswalk** because the crosswalk is less dangerous.

What we know

How Pedestrians **Do** Cross



4th graders took a **stand for safety**

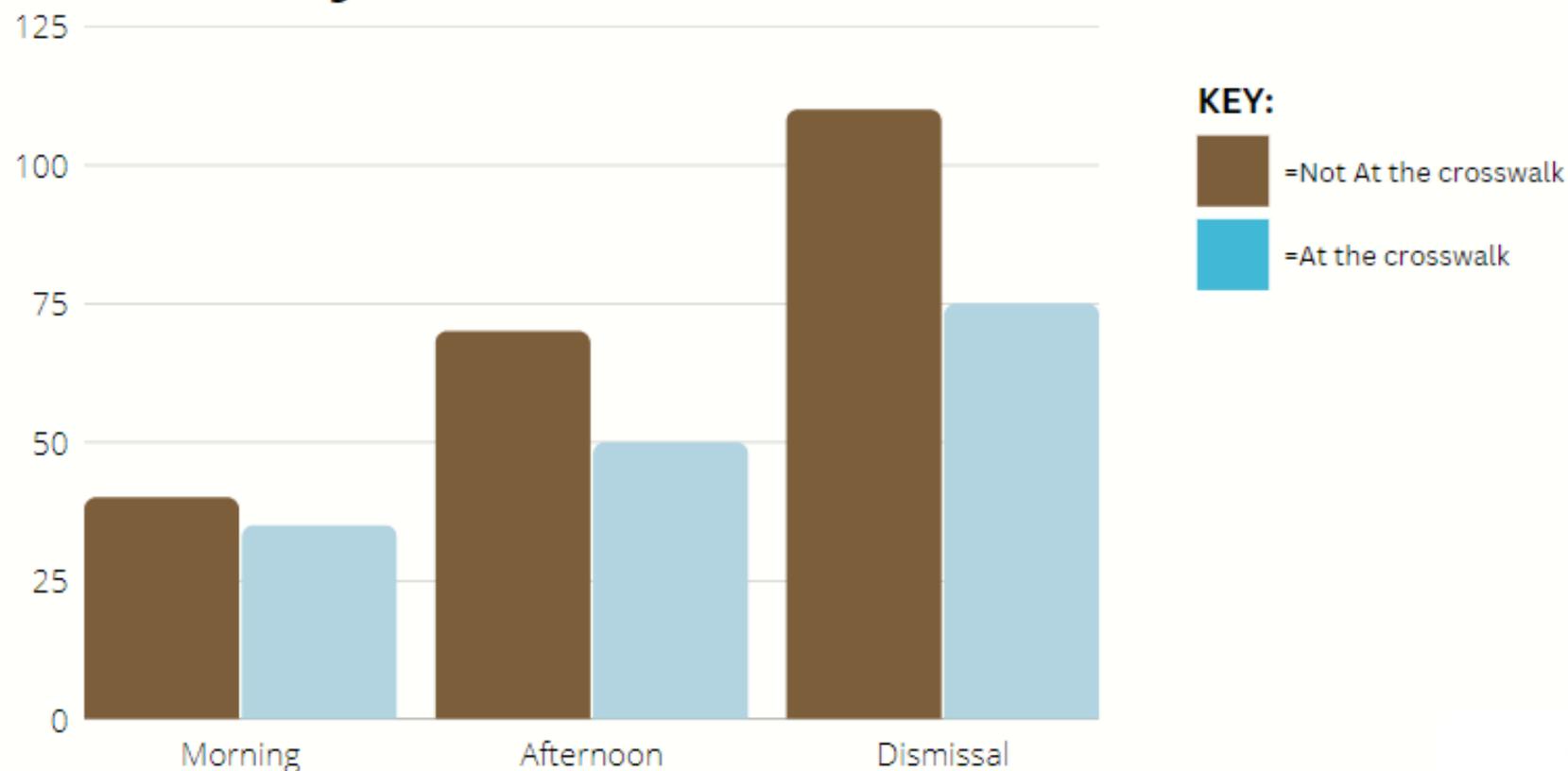


literally on the corner →

4th Graders Analyzed the **Data**

**Number of
People**

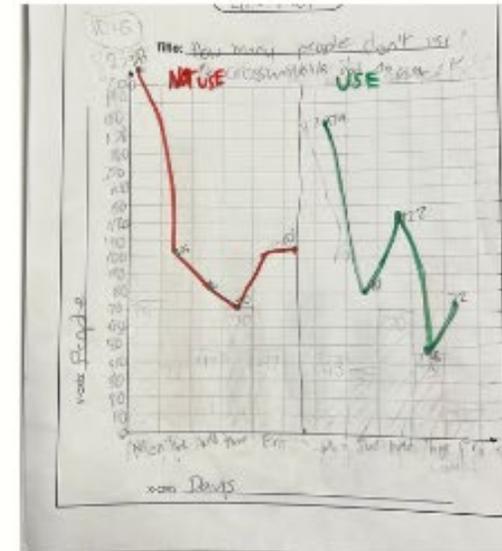
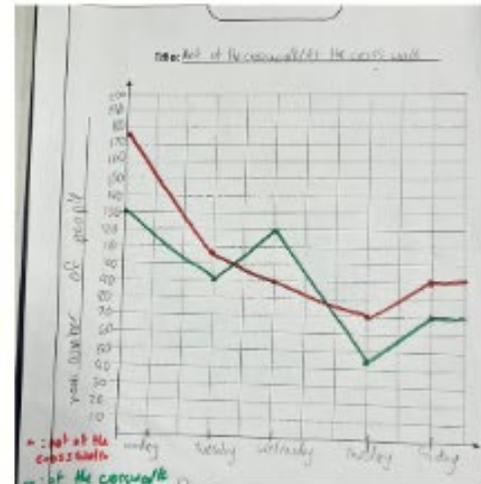
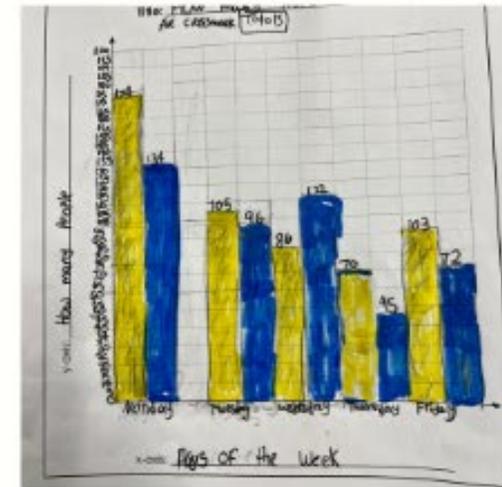
Time of Day: *What dismissal looks like*

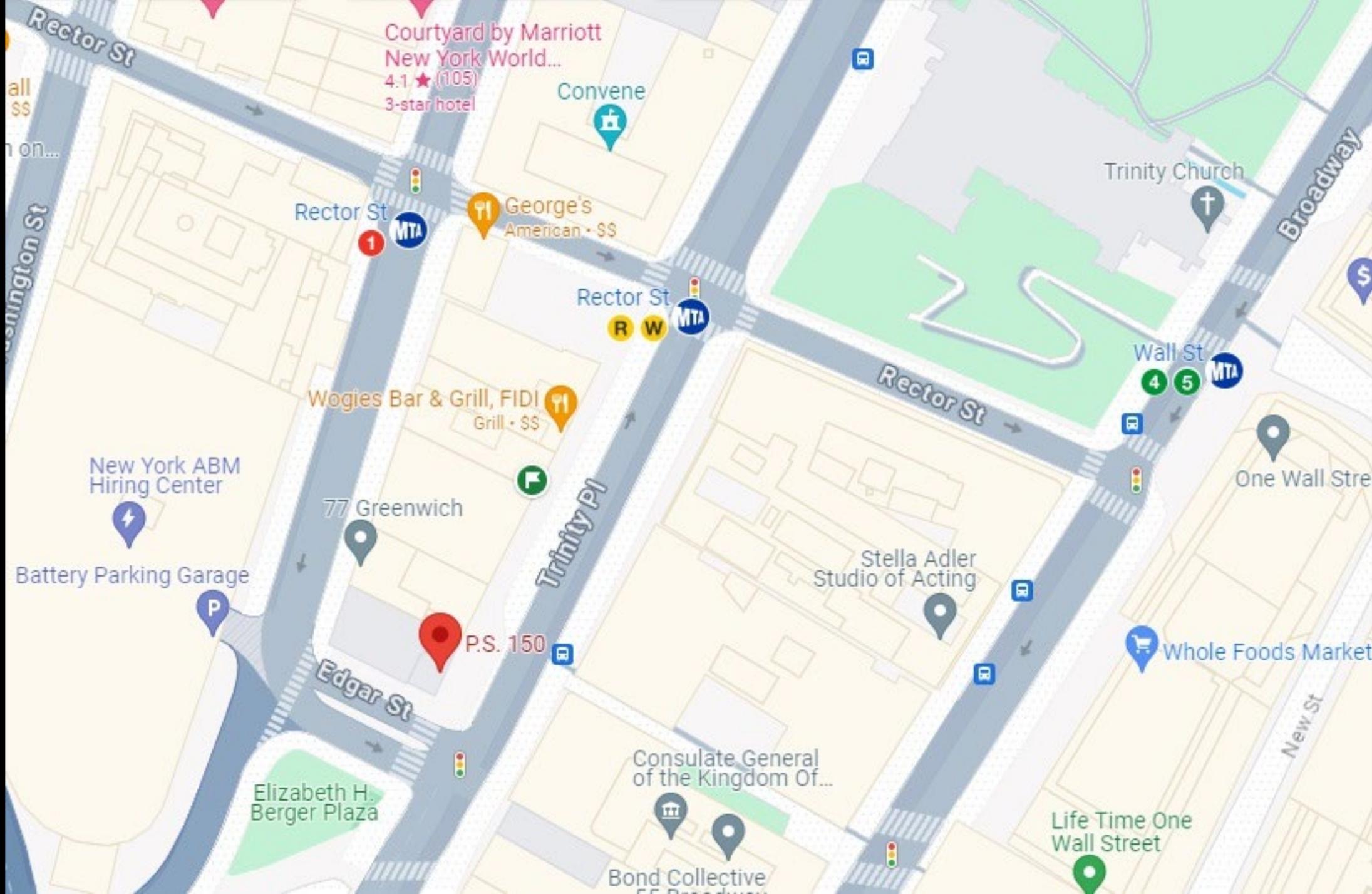


3 Intervals including Dismissal

4th Graders Analyzed the Data

- Typically more people **do not use** the crosswalk
- We wondered if the day of the week impacted how many people crossed





Courtyard by Marriott
New York World...
4.1 ★ (105)
3-star hotel

Convene

George's
American • \$\$

Rector St

Rector St

Trinity Church

Wall St

Broadway

Wogies Bar & Grill, FIDI
Grill • \$\$

New York ABM
Hiring Center

77 Greenwich

Trinity Pl

Rector St

One Wall Street

Battery Parking Garage

Stella Adler
Studio of Acting

P.S. 150

Whole Foods Market

Edgar St

Elizabeth H.
Berger Plaza

Consulate General
of the Kingdom Of...

Life Time One
Wall Street

Bond Collective

New St



Curb cut (red) locations as of 2019 are limited due to infrastructure issues so ADA accessible crosswalks limited

Therefore Be It Resolved That
Manhattan Community Board 1 (“MBC1”) urges
the New York City (“NYC”) Department of
Transportation (“DOT”) to study the ways that
people walk to/from P.S.150 across Trinity Place
to the east and across Greenwich Street to the
west and create a street redesign plan that would
calm traffic and allow all pedestrians to walk safely
to the entrance of P.S.150 using the most
convenient, ADA compliant route.



SUNDAY, MAY 5, 2024



FIVE BORO BIKE TOUR



REGISTRATION FOR THE 2024 TD FIVE BORO BIKE TOUR IS OPEN!

The only change from 2023 is the relocation of the Bike Rental Pickup

Old Slip would provide the 10,000 sf that is needed. It is favored by CB1 and Bike NY, but Mayor has not yet approved the location



Therefore Be It Resolved That

Manhattan Community Board 1 (MCB1) supports approval of the 2024 Five Boro Bike Tour with the recommendation that Old Slip be used as the location where bike rentals from Unlimited Biking are picked up; and

MCB1 appreciates the work that Bike New York has done in the past to improve conditions in our district during the race. As in previous years, we request that:

- Flyers and communication be put out well in advance of the event;
- Residential buildings near the race activities be given advance notice regarding the speakers and event details;
- Staff setting up for the race overnight be instructed to limit noise, including shouting;
- Bullhorns not be used before 9:00 AM;
- Sound not exceed 80 decibels at any location;
- All speakers be angled away from residential buildings; and
- On the day of the race, a Bike New York representative be assigned to ensure that all stipulations agreed on with the community are adhered to.

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – F. Curtis

1. Assembly Bill #A8427a- Eliminates the two year restriction on temporary retail permits for applications subject to the 500 foot law - Resolution
2. DCWP Proposed Repeal of Rules Relating to Sidewalk Cafes - Report
3. DOT Administration of Sidewalk Cafes & CBs - Report
4. Update from 18 William Street / 20 Exchange Place, Submersive - Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – F. Curtis

Tribeca area

1. 293 Church Street, new application and temporary retail permit for Revolving Store Church St LLC dba Revolving Store for a wine, beer and cider license - Resolution
2. 100 Church Street, Unit 001, IFNOTNOW LLC aka 100C Venture LLC d/b/a C Tribeca aka New York Vintners, corporate change for full liquor license - Resolution
3. 78 Leonard Street, Smart Kitchen Tech Inc., GOA Sexy Indian, class change and temporary retail change application for full liquor license - Resolution

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – F. Curtis

Seaport/Civic Center area

1. 214 Front Street, application for a class change and temporary retail permit for Calebria Restaurant LLC dba Il Brigante Restaurant for full liquor license - Resolution

Battery Park City area

1. 206 West Street aka 200 Chambers Street, Baires Grill, new application and temporary retail permit for full liquor license - Resolution

Financial District area

1. 164 Pearl Street, Lin's Restaurant Group Inc dba Mikado, new application and temporary retail permit for wine, beer and cider license - Resolution

MANHATTAN COMMUNITY BOARD 1

Youth & Education Committee – T. Joyce

1. Maker Space Benefits for Middle Schools - Report
2. Manhattan District Attorney's office summer programs - Report

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee – J. Friedman

1. Docket number - LPC-23-08657 - 346 Broadway/108 Leonard Street aka 46 Lafayette Street (Former NY Life Insurance Company building), alterations to designated interior offices and alteration of an exterior door and windows - Resolution
2. Docket number - LPC-24-06263 - 110 South Street - Reconstruction of the two stories over two existing based on the historic photos showing a 4-story building and an addition of partial level and roof deck - Resolution

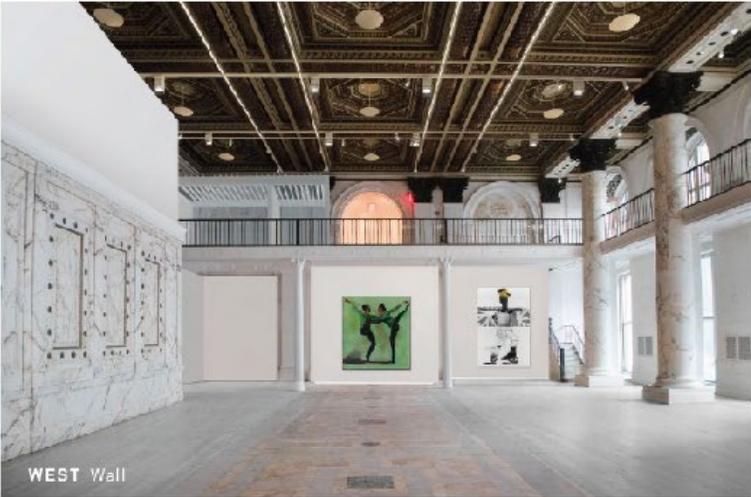
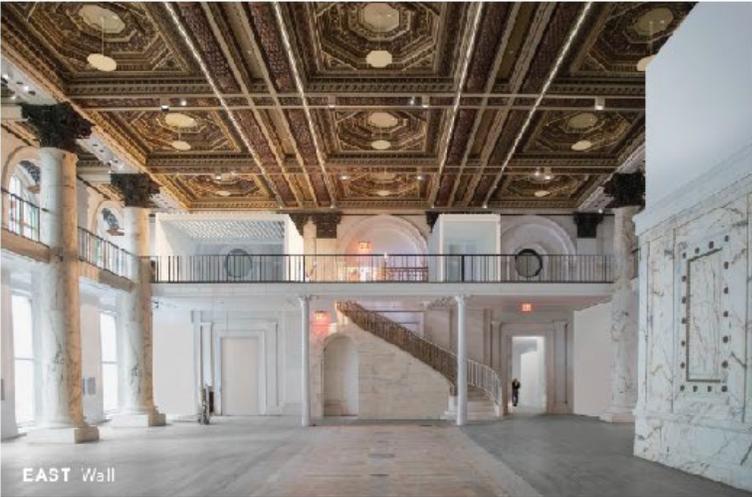
MANHATTAN COMMUNITY BOARD 1

346 Broadway/108 Leonard Street aka 46 Lafayette Street

B JACK SHAINMAN GALLERY

B.2 RENDERS PROPOSAL

GALLERY PROPOSAL

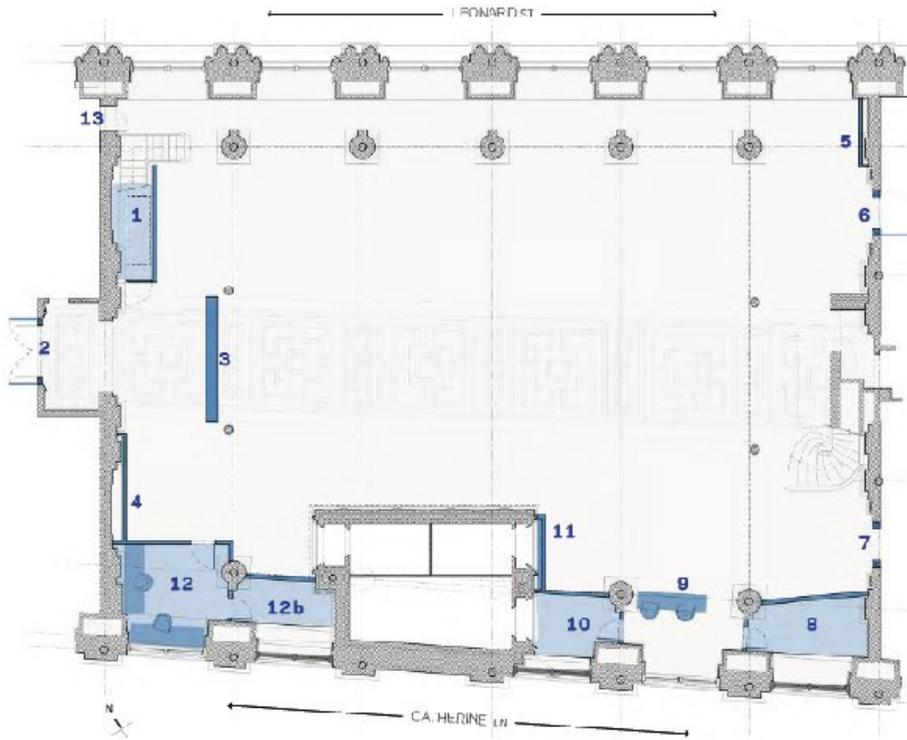


MANHATTAN COMMUNITY BOARD 1

246 Broadway/108 Leonard Street aka 46 Lafayette Street

B JACK SHAINMAN GALLERY

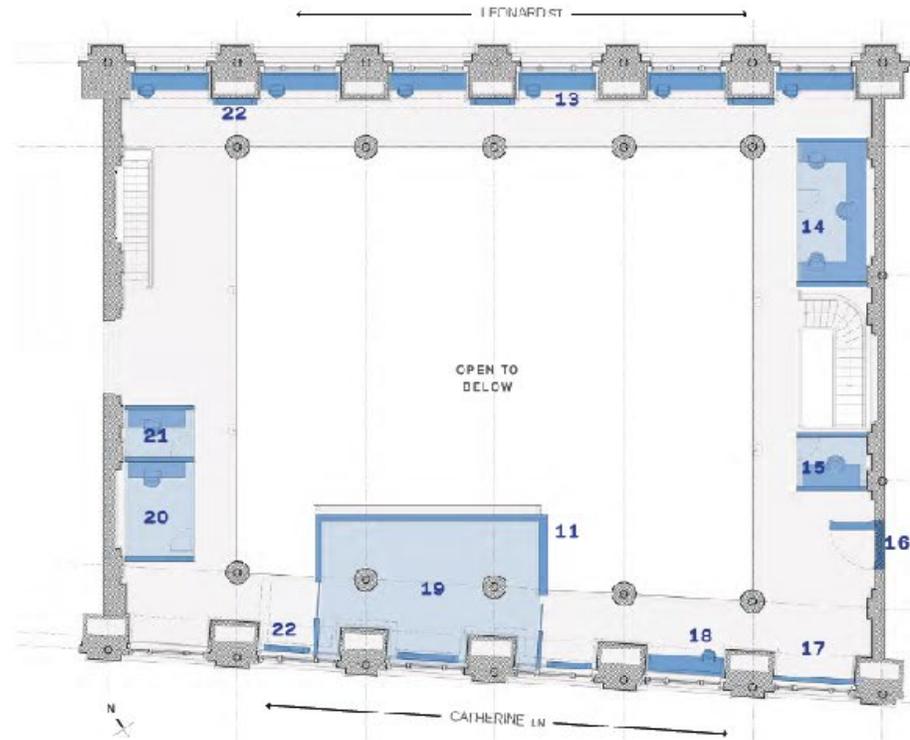
B.3 BANKING HALL



First Floor

- 1- SCISSOR LIFT STORAGE
- 2- NEW EXIT DOOR
- 3- FREE STANDING EXHIBIT WALL
- 4- WEST EXHIBIT WALL
- 5- EAST EXHIBIT WALL
- 6- MAXIMIZED DOOR
- 7- MAXIMIZED OPENING
- 8- PRIVATE OFFICE
- 9- RECEPTION DESK
- 10- RECEPTION OFFICE
- 11- EXHIBIT WALL (20'-0" HIGH)
- 12- OFFICE & LIBRARY
- 12b- SUPPORT SPACE
- 13- FROSTED GLASS DOOR

**PROPOSED
FLOOR PLAN**



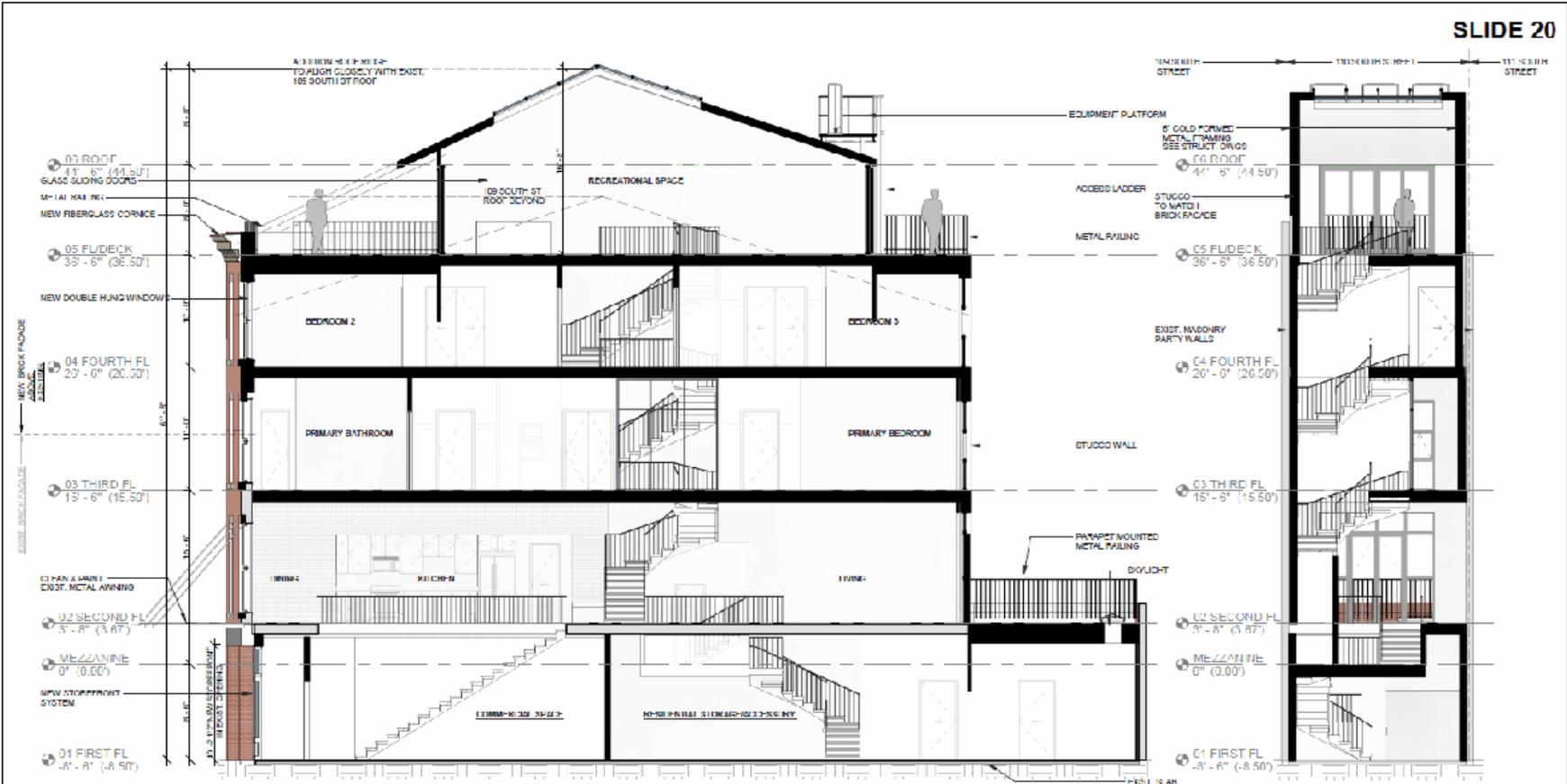
Mezzanine Level

- 13- OPEN WORK DESKS (NORTH)
- 14- NE PRIVATE OFFICE
- 15- E PRIVATE OFFICE (SM)
- 16- OCELLUS DOOR
- 17- EXHIBIT NICHE
- 18- OPEN WORK DESK (S)
- 19- GALLERY VIEWING ROOM
- 20- SW PRIVATE OFFICE
- 21- W PRIVATE OFFICE (SM)
- 22- FAN COIL UNIT

MANHATTAN COMMUNITY BOARD 1

110 SOUTH STREET

SLIDE 20



11
 PROPOSED BLDG SECTIONS
 110 SOUTH STREET
 1/0" = 1'-0"
 01/04/24

SMARTDESIGN
 DESIGN | BUILD | EXECUTE

MANHATTAN COMMUNITY BOARD 1

Joint Environmental Protection Committee - W. Chapman
Battery Park City Committee - J. Cuccia

Joint Committees

1. North/West Battery Park City Resiliency Project Review -
Resolution

Environmental Protection Committee

2. The Battery Coastal Resilience – Report

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT

CB1 Battery Park City Committee

January 4, 2024

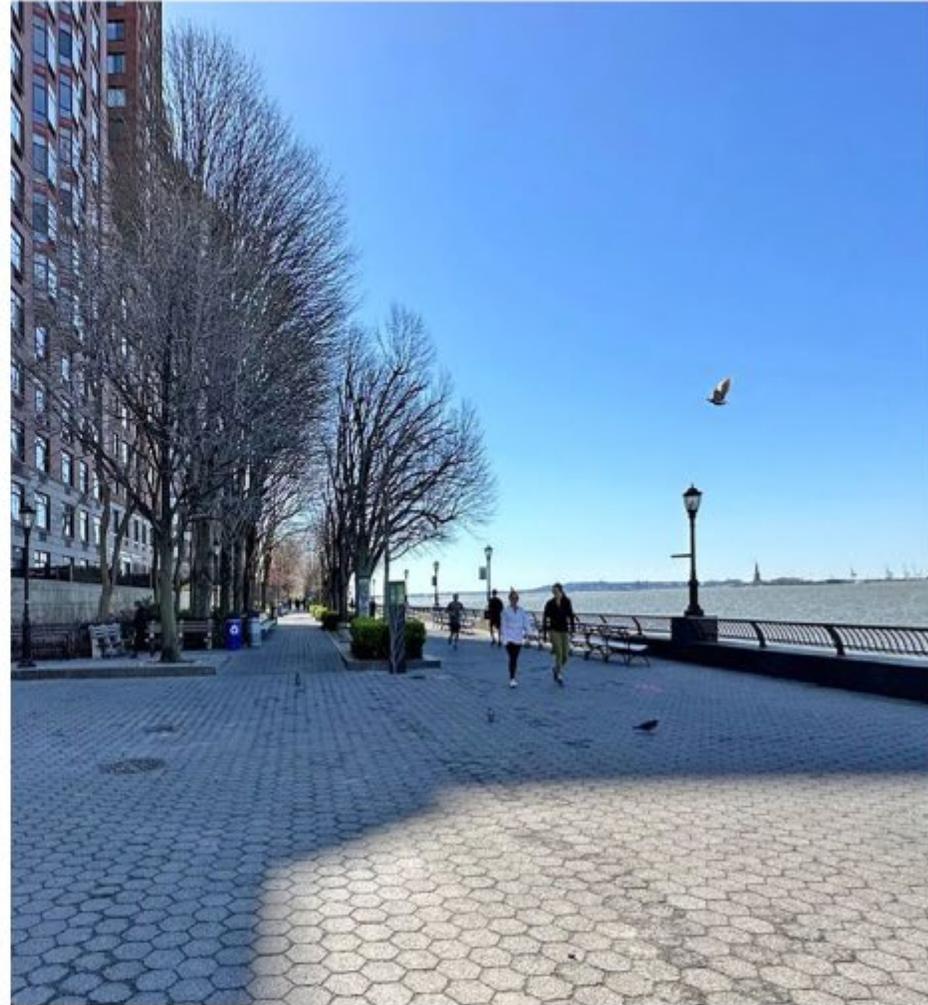


Battery Park
City Authority

Turner  CRUZ  ARCADIS SCAPE BIG  WSP

What We Heard: Reach 6

- **Protect as many large trees as possible**
- **Provide equal or additional vegetation**
- **What will happen to the Art Installations on site? A few select pieces are popular and valued by the community**
- **Previous proposed design has too much meander and change in elevation**
- **Where will the openings in the FBS walls be located and how wide will they be?**
- **Views to the water from the street- ends should be kept**
- **Programs at street end nodes are nice amenities**



Reach 6 Esplanade Plaza | Existing



Reach 6 Esplanade Plaza | Existing
Existing with Flood Barrier Line Overlay

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT





Reach 6 Esplanade Plaza | Proposed

Top of Wall:
+19.5'

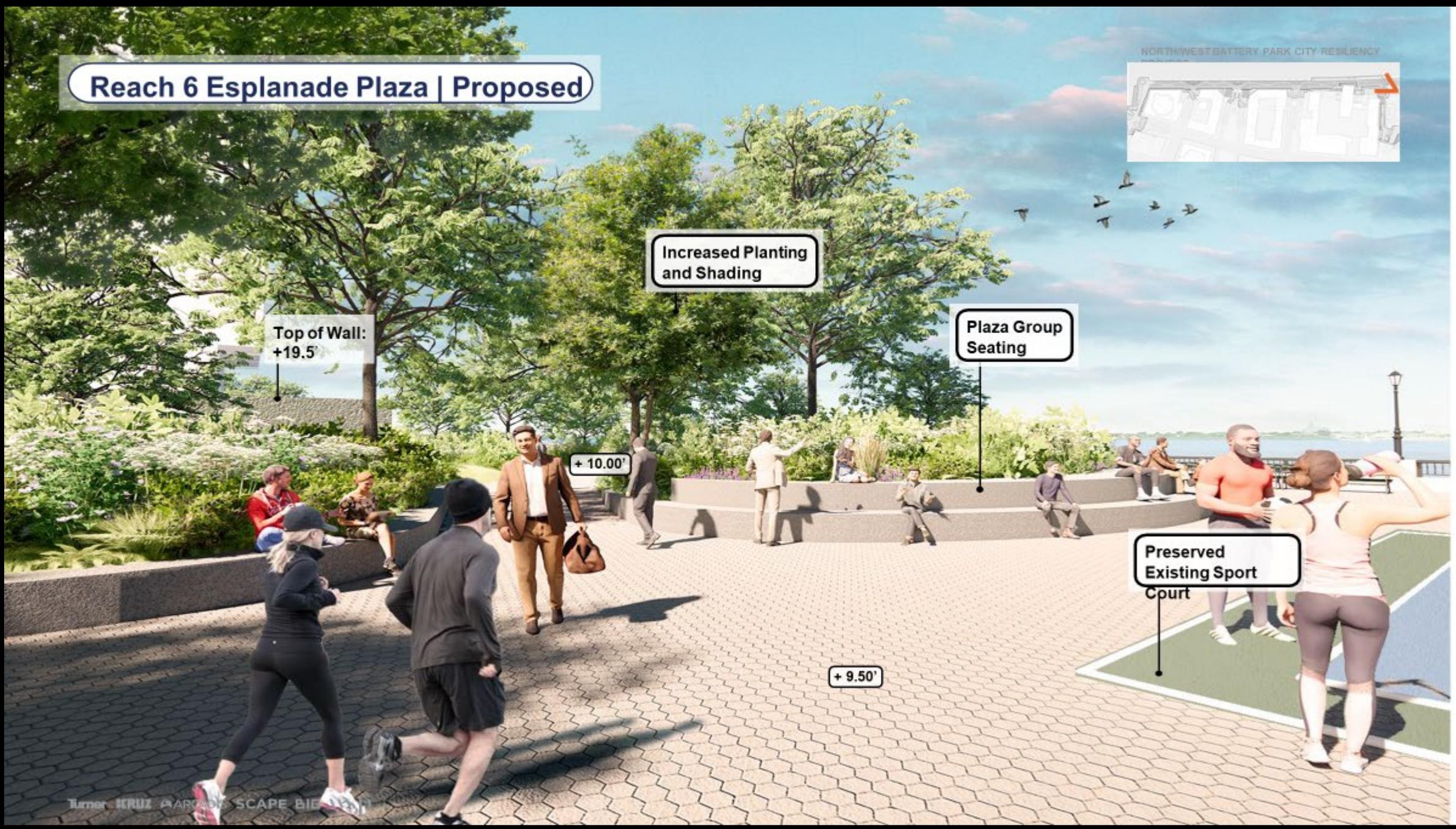
Increased Planting
and Shading

Plaza Group
Seating

+ 10.00'

Preserved
Existing Sport
Court

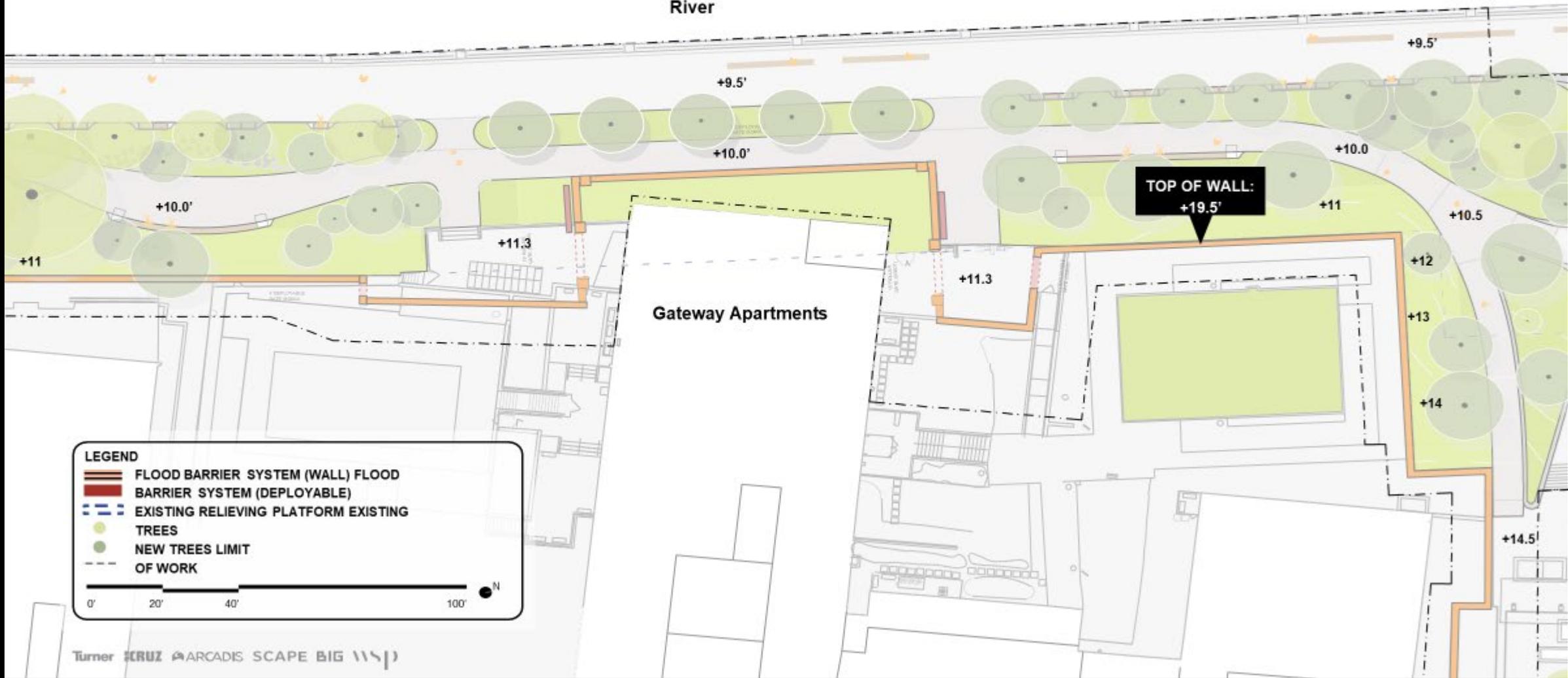
+ 9.50'



Reach 6 Gateway Apartments | Proposed Plan



Hudson River



LEGEND

- FLOOD BARRIER SYSTEM (WALL) FLOOD BARRIER SYSTEM (DEPLOYABLE)
- EXISTING RELIEVING PLATFORM EXISTING TREES
- NEW TREES LIMIT OF WORK
-

0' 20' 40' 100' N

Reach 6 Rector Place - Albany Street | Proposed



FBS Wall
Materiality under
Development

Top of Wall:
+19.5'

**Forest
Seating Nodes**



**Integrated
Wheelchair
Spaces**

+ 11.50'

**Forest
Walk**

+ 9.50'

**Adventure
Path**

EXISTIN
G

EXISTIN
G

Reach 6 Regatta Condominium | Proposed Plan



Hudson River



Regatta Residences

Liberty Terrace Residences

St. James



Reach 6 View from South Corner of Regatta Bldg | Proposed



Preserved Existing Esplanade

Green Buffer

FBS Wall
Materiality under Development

Top of Wall: +19.5'

+ 11.50'

Adventure Path

Forest Walk

+ 9.90'

EXISTING TREE

EXISTING TREE

EXISTING TREE

EXISTING TREE

Reach 6 Gateway



Ongoing Flood Barrier System Configuration Options



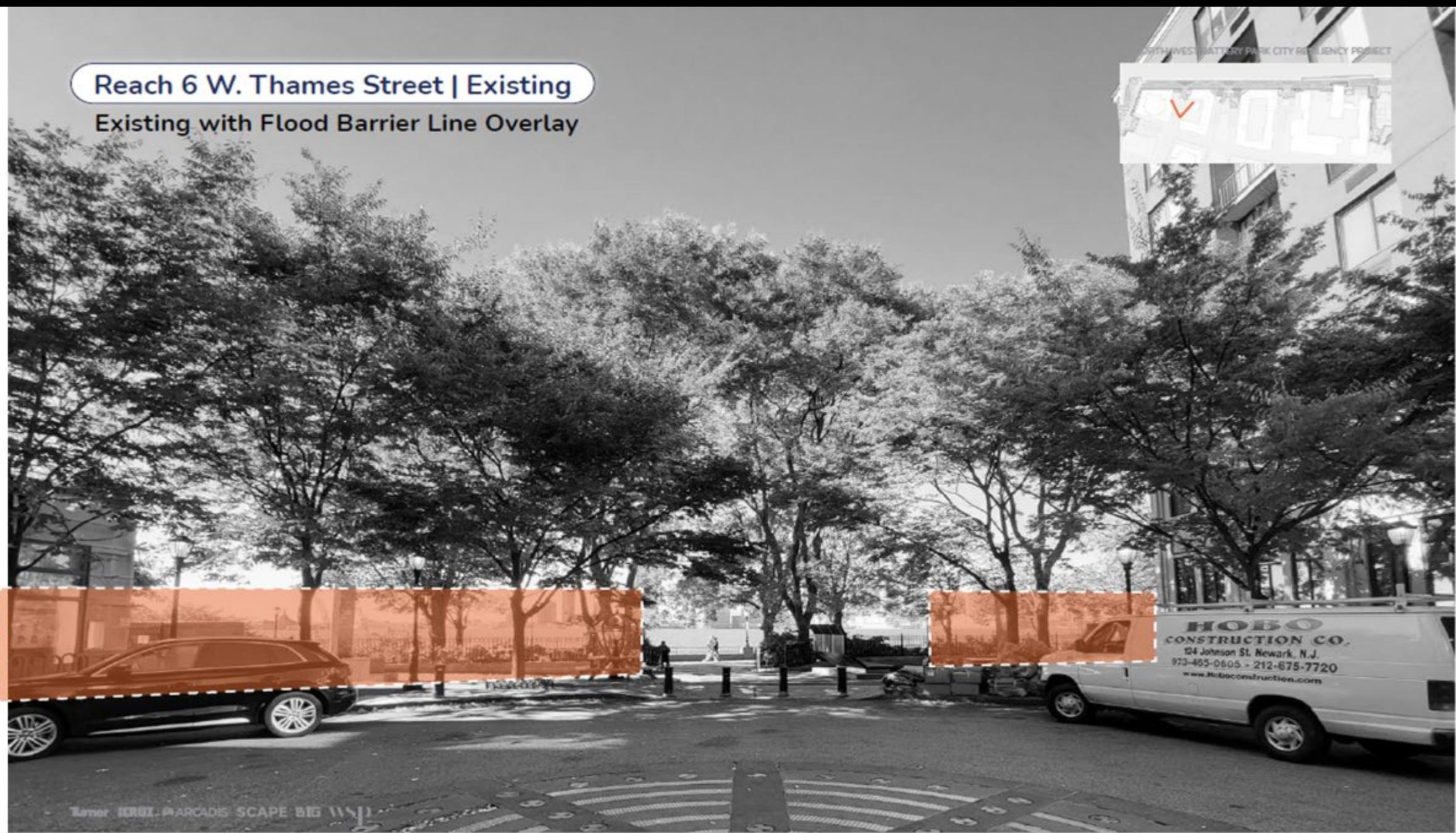
Solid Flood Barrier System



Flood Barrier System with Deployables



Reach 6 W. Thames Street | Existing
Existing with Flood Barrier Line Overlay



Reach 6 W. Thames Street | Proposed



FBS Wall
Materiality under
Development

Top of Wall:
+19.5'

Public
Art TBD**

+ 11.50'

8'

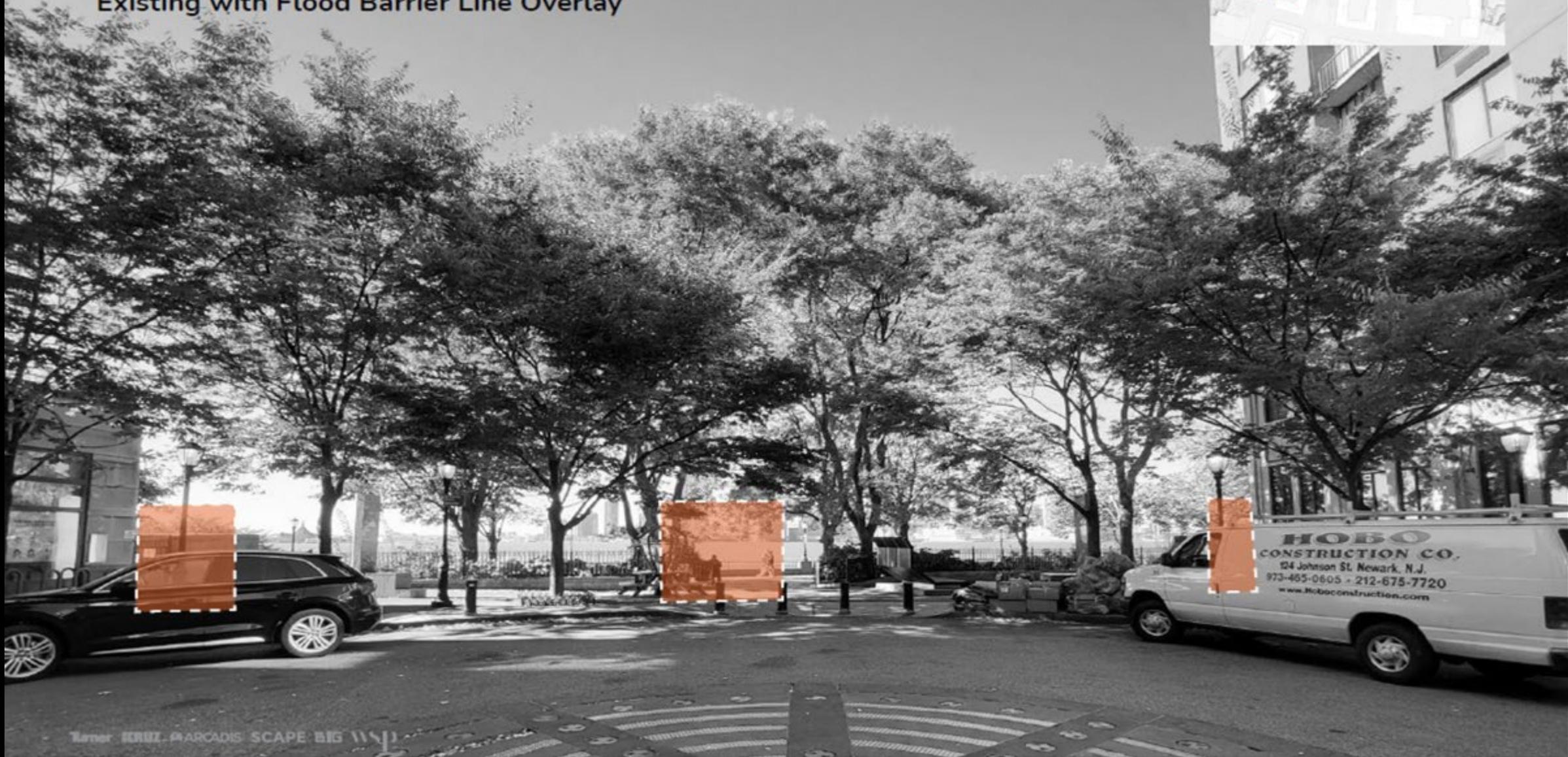
EXISTIN
G

EXISTIN
G

* Street Ends Layout Under Review

**To Be Verified with BPCA As Part of A Broader Public Art Strategy

Reach 6 W. Thames Street | Existing
Existing with Flood Barrier Line Overlay



Reach 6 Regatta Condominium | Proposed Plan

NORTHWEST BATTERY PARK CITY RESILIENCY PROJECT



Hudson River



Reach 6 View from South Corner of Regatta Bldg | Existing



Reach 6 Rector Place - Albany Street | Existing



Reach 6 Rector Place - Albany Street | Existing

Existing with Flood Barrier Line Overlay





SOUTH COVE

Esplanade

Montessori School

Regatta Condominium

Café

SOUTH END AVE

Riverwatch Building

South Cove Plaza Building

PRACE

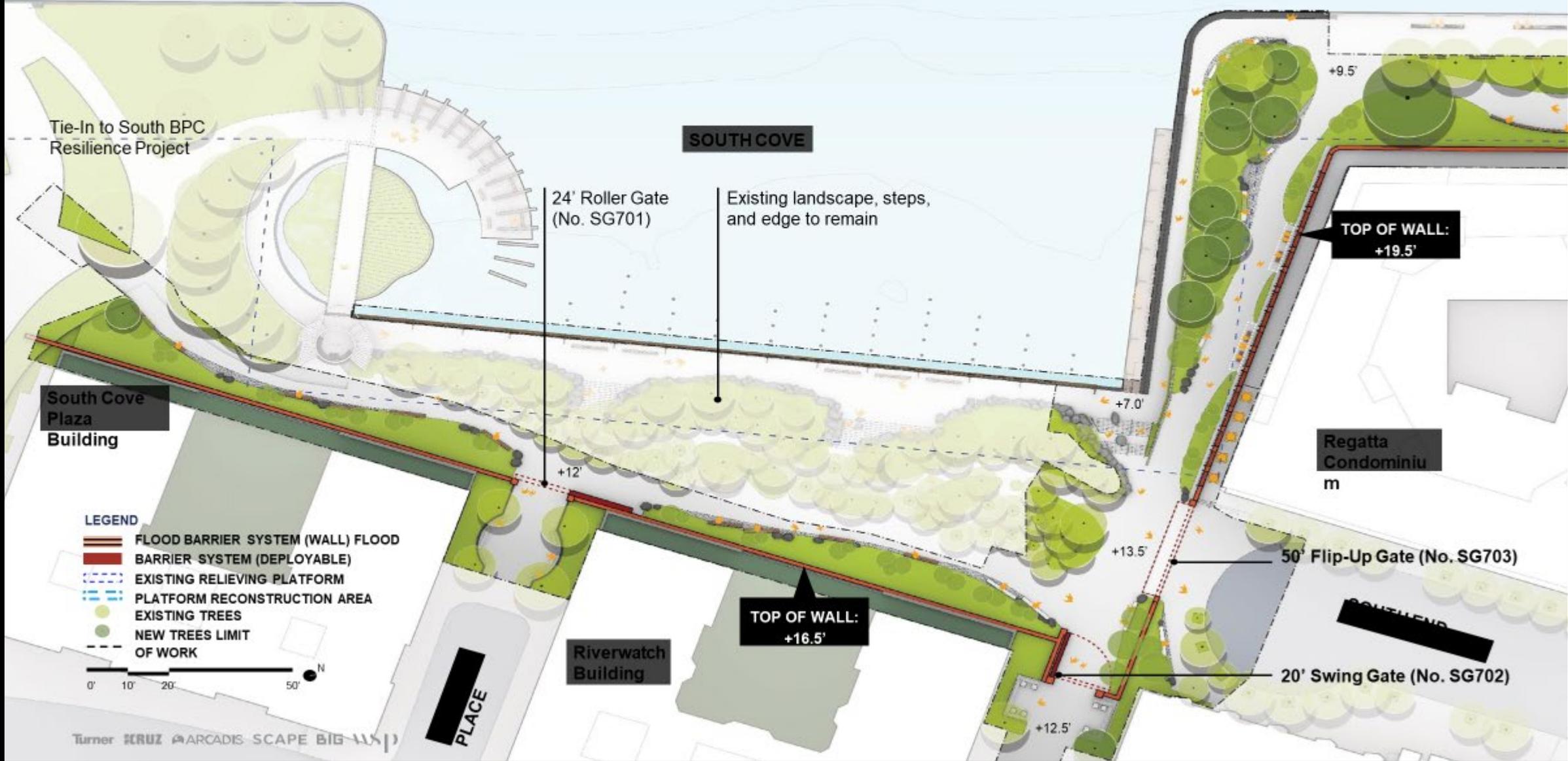
PRACE

What We Heard: South Cove

- Importance of protecting existing grove and the feel of a “forest walk”
- Appreciation for quiet, contemplative seating areas along the water’s edge and further inland
- Importance of preserving views from street ends out to the river
- Interest in maintaining, and if possible, expanding, circulation areas to avoid pinch points



South Cove | Plan



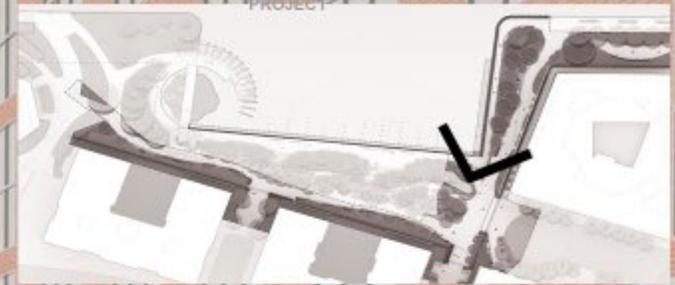
- LEGEND**
- FLOOD BARRIER SYSTEM (WALL)
 - FLOOD BARRIER SYSTEM (DEPLOYABLE)
 - EXISTING RELIEVING PLATFORM
 - PLATFORM RECONSTRUCTION AREA
 - EXISTING TREES
 - NEW TREES LIMIT OF WORK



South Cove | View of Lower Ramp

Proposed

NORTHWEST BATTERY PARK CITY RESIDENCY PROJECT



Existing Wood Deck to Remain

New Planting along Edge

Climbing vines

Textured Wall with Storm Elevation Markers

FBS Wall
Materiality under Development

Top of Wall: +19.5'

+ 9.50'

+ 5.75'

+ 7.00'

+ 13.00'

Plan Views

40% Proposed Design

Widened circulation

Expanded planting with new grove

Total area of new planting along edge:
~4,460 SF

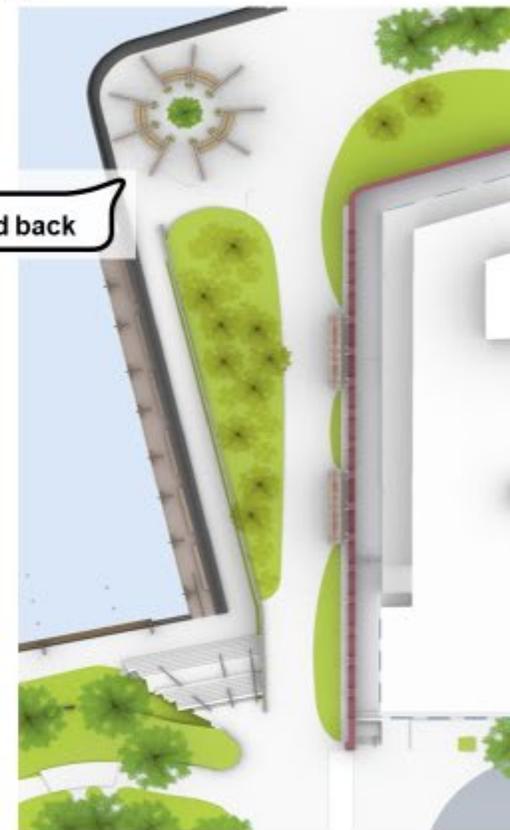
New trees added: 15



Revised to Maintain Pergola

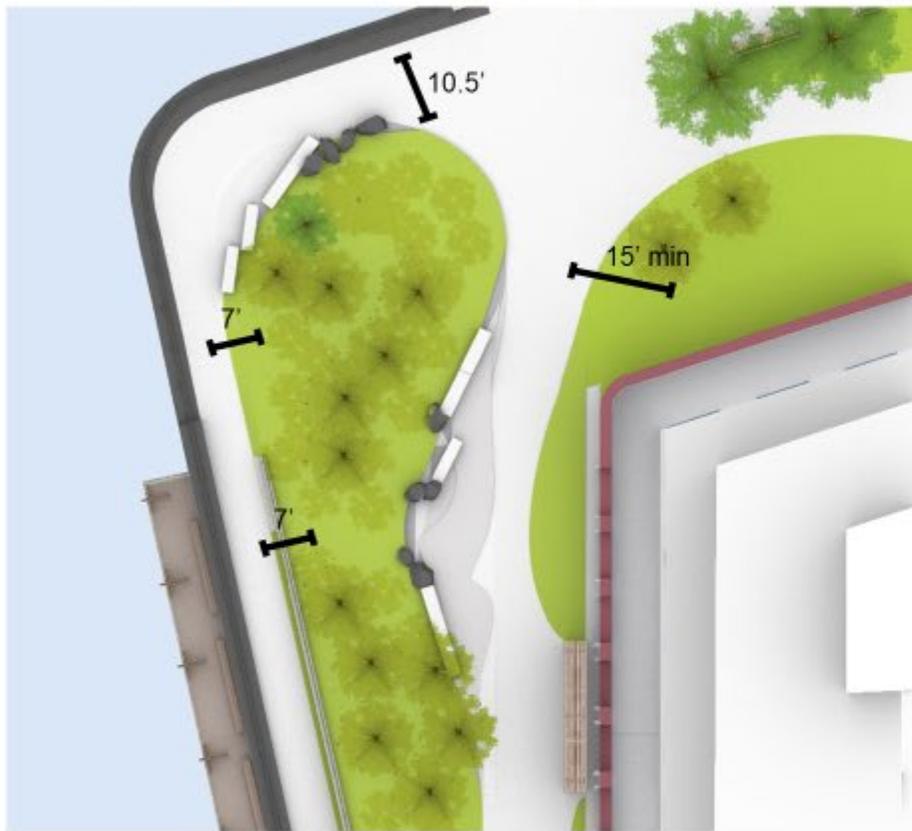
New planting pulled back

Total area of new planting along edge:
~2,940 SF
New trees added:
10

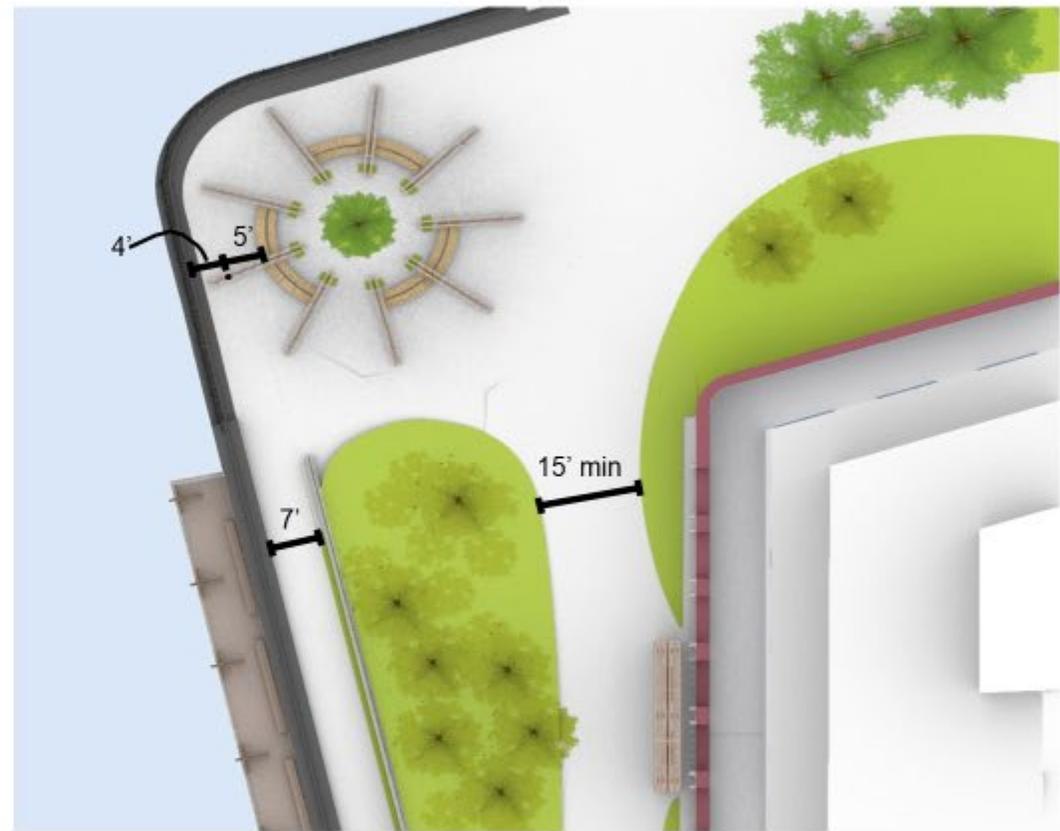


Plan Views

40% Proposed Design (Expanded Planting)



Revised to Maintain Pergola



Pergola Maintained

View from Reach 6

Open views
to harbor

Pergola Maintained

View from Ramp to Lower Level



NEW YORK STATE
OPPORTUNITY
Battery Park
City Authority

Turner SCRUZ ARC SCAPE BIG WSP

Pergola Maintained

View East along Regatta Wall

Straightened Path

**Pergola Maintained
Edge View from Water**

No Backs or Armrest

Pinched Circulation

Summary of Design Considerations

40% Proposed Design

- 4,460 SF of added planting
- 15 new trees
- Widened circulation toward lower esplanade
- Inclusive seating
- Option preferred by Mary Miss

Revised to Maintain Pergola

- 2,940 SF of added planting
- 10 new trees
- Pinched circulation toward lower esplanade
- Seating with no back or armrests
- Option preferred by CB1 members

HYBRID APPROACH EXPANDED PLANTING + PARTIAL PERGOLA

**Pergola Maintained
Edge View from Water**

No Backs or Armrest

Pinched Circulation

Expanded Planting (40%)

Edge View from Water

Inclusive Seating

Widened Circulation

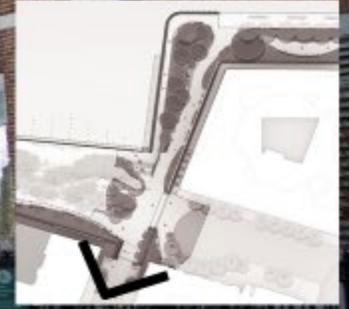
 **Battery Park
City Authority**

Turner  **DIS** **SCAPE** **BIG** 

3rd Place | View from Street

Existing

+ 13.00'



Proposed

EXISTING TREE

EXISTING TREE

Top of Column:
+17.5'

Top of Wall:
+16.5'

+ 13.25'

2nd Place | View from Park

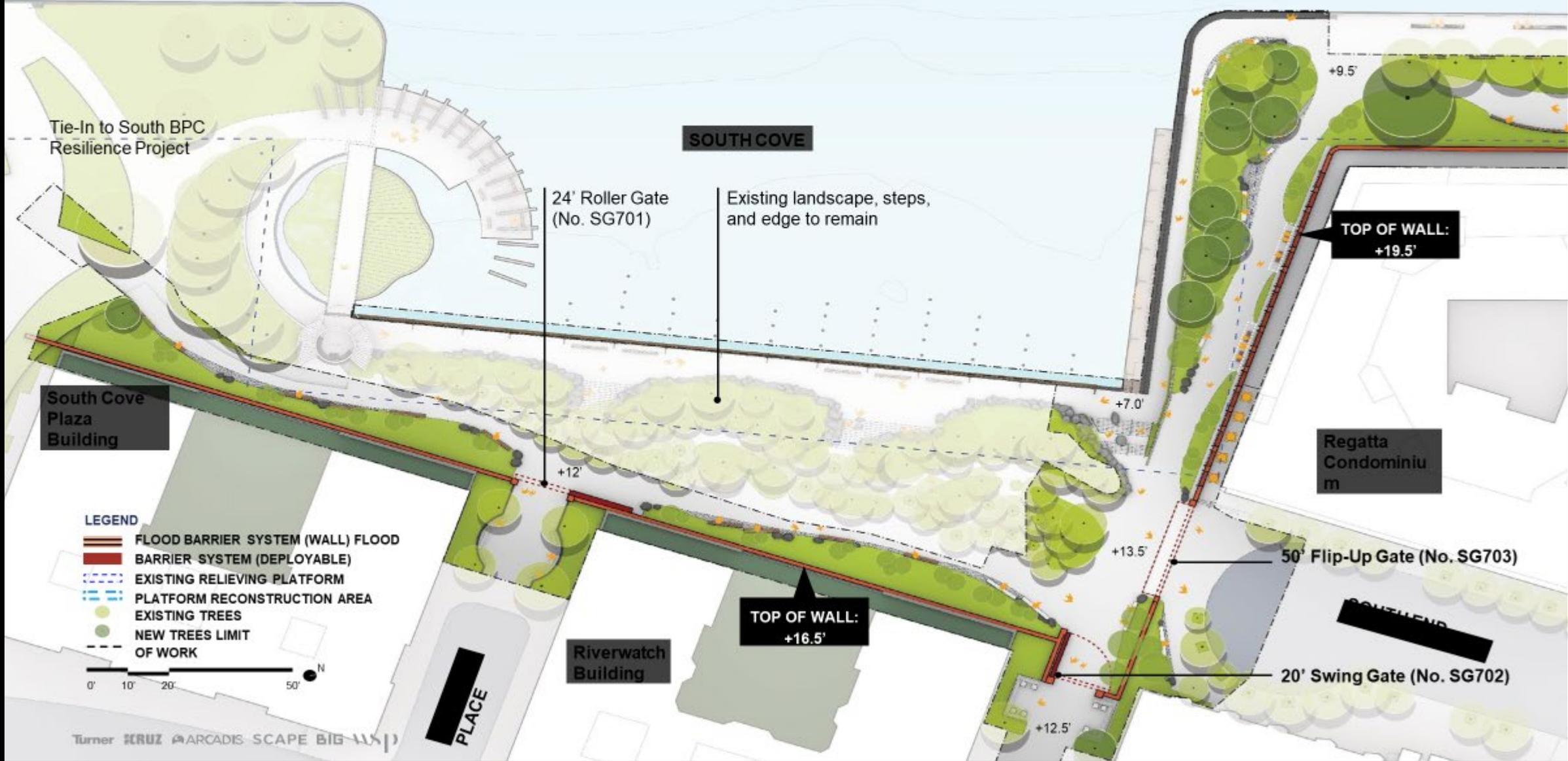
Existing



Proposed



South Cove | Plan



24' Roller Gate (No. SG701)

Existing landscape, steps, and edge to remain

TOP OF WALL: +19.5'

TOP OF WALL: +16.5'

50' Flip-Up Gate (No. SG703)

20' Swing Gate (No. SG702)

- LEGEND**
- FLOOD BARRIER SYSTEM (WALL)
 - FLOOD BARRIER SYSTEM (DEPLOYABLE)
 - EXISTING RELIEVING PLATFORM
 - PLATFORM RECONSTRUCTION AREA
 - EXISTING TREES
 - NEW TREES LIMIT OF WORK



South Cove | Aerial View

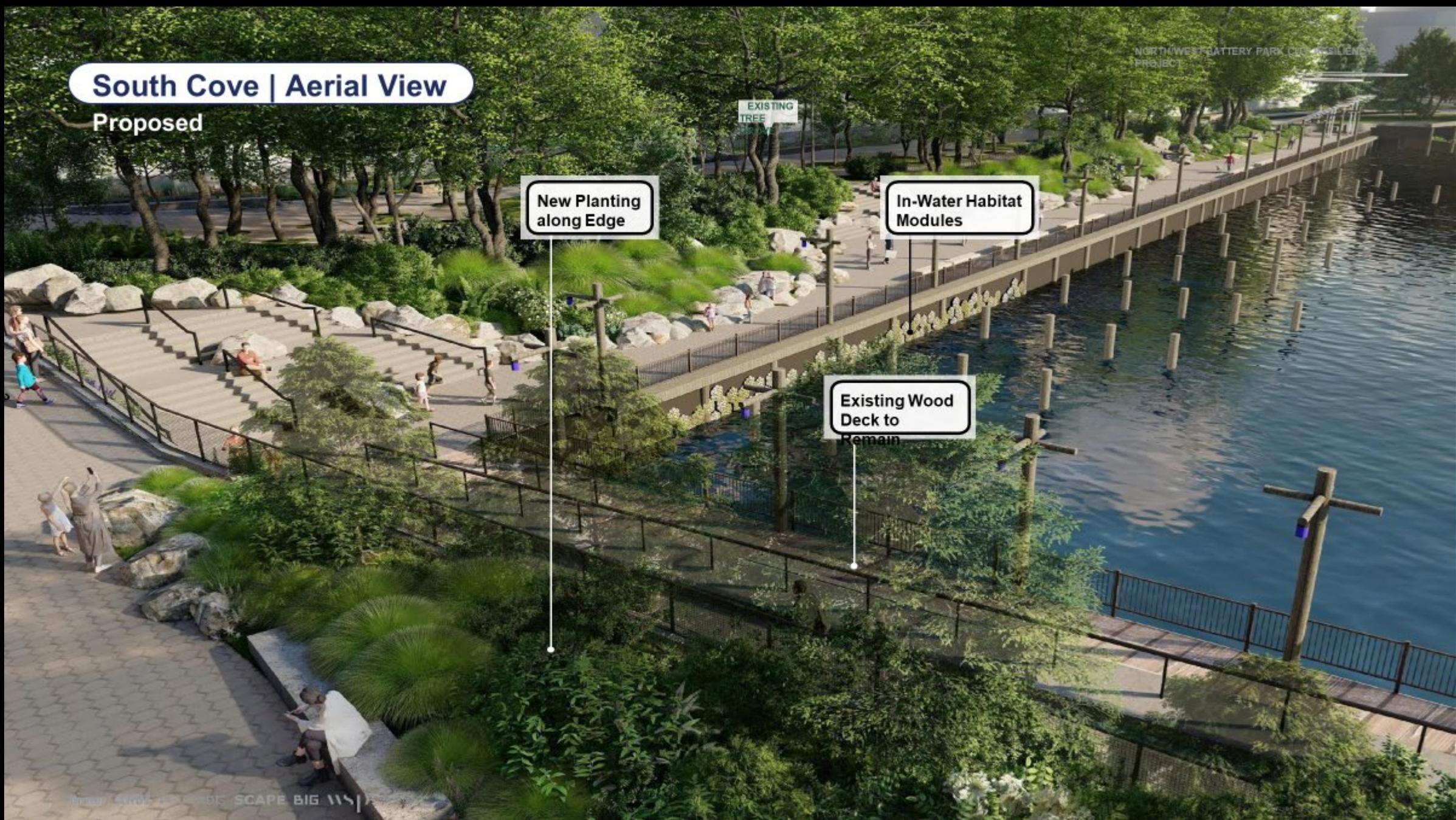
Proposed

EXISTING TREE

New Planting along Edge

In-Water Habitat Modules

Existing Wood Deck to Remain



THE BATTERY COASTAL RESILIENCE

CB-1 Meeting
February 5th, 2024



NYC / EDC



Stantec

LMCR – Schedule/Phasing Update

Stage 3: LMCR - Battery Phase 1 Construction Jan 2024 to July 2025 (19 Months)

OPEN TO THE PUBLIC

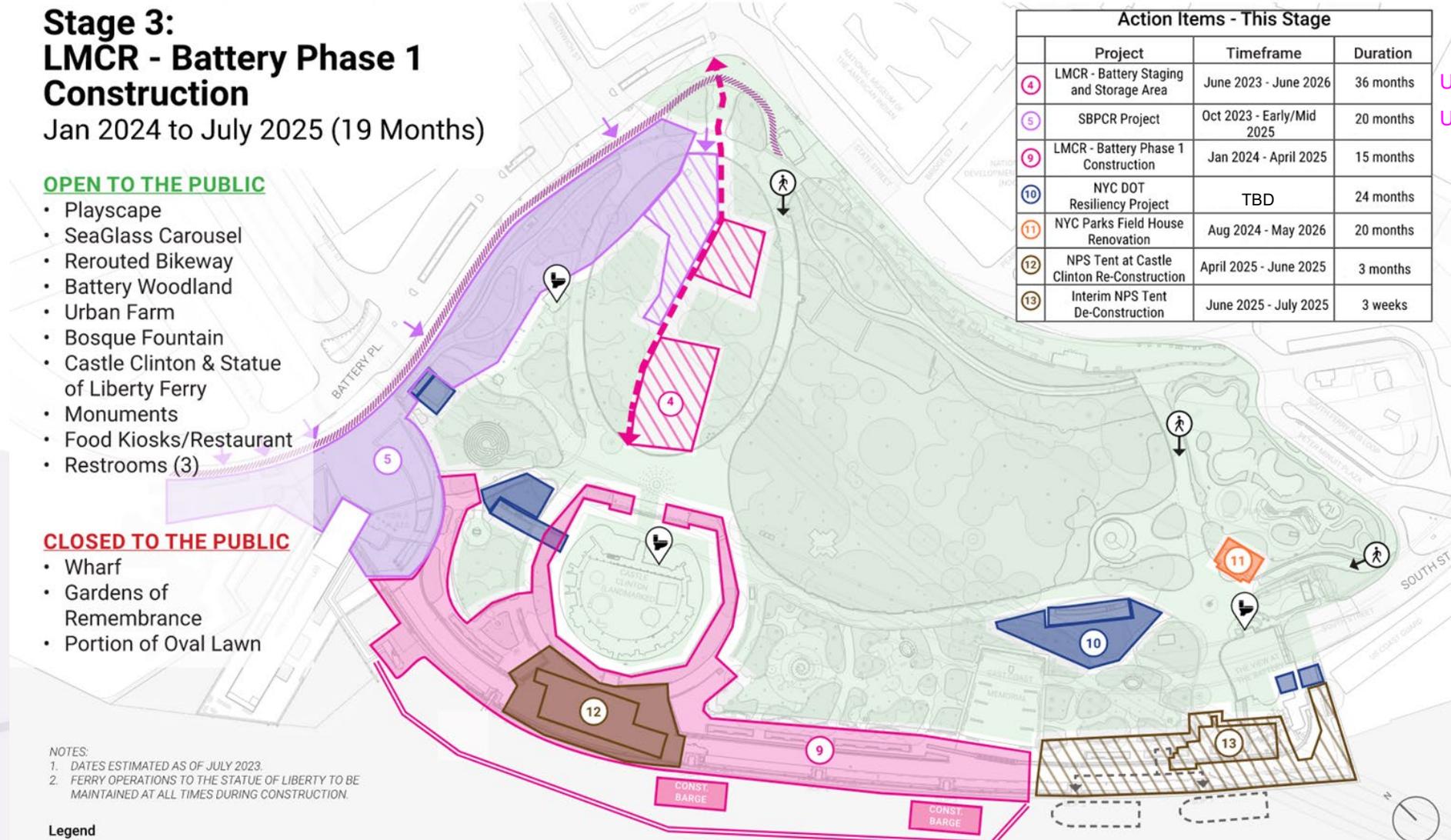
- Playscape
- SeaGlass Carousel
- Rerouted Bikeway
- Battery Woodland
- Urban Farm
- Bosque Fountain
- Castle Clinton & Statue of Liberty Ferry
- Monuments
- Food Kiosks/Restaurant
- Restrooms (3)

CLOSED TO THE PUBLIC

- Wharf
- Gardens of Remembrance
- Portion of Oval Lawn

Action Items - This Stage			
	Project	Timeframe	Duration
4	LMCR - Battery Staging and Storage Area	June 2023 - June 2026	36 months
5	SBPCR Project	Oct 2023 - Early/Mid 2025	20 months
9	LMCR - Battery Phase 1 Construction	Jan 2024 - April 2025	15 months
10	NYC DOT Resiliency Project	TBD	24 months
11	NYC Parks Field House Renovation	Aug 2024 - May 2026	20 months
12	NPS Tent at Castle Clinton Re-Construction	April 2025 - June 2025	3 months
13	Interim NPS Tent De-Construction	June 2025 - July 2025	3 weeks

UNDERWAY
UNDERWAY



NOTES:
1. DATES ESTIMATED AS OF JULY 2023.
2. FERRY OPERATIONS TO THE STATUE OF LIBERTY TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

Legend

- SBPCR WORK ZONE
- SBPCR STAGING AREA
- SBPCR CONSTRUCTION GATE
- LMCR - BATTERY STAGING AND STORAGE AREA
- LMCR - BATTERY PHASE 1 WORK AREA
- NYC DOT RESILIENCY PROJECT SURFACE WORK AREAS
- NYC PARKS FIELD HOUSE RENOVATION WORK AREA
- NPS TENT AT CASTLE CLINTON RE-CONSTRUCTION AREA
- INTERIM NPS TENT DE-CONSTRUCTION WORK AREA
- CONSTRUCTION VEHICLE ACCESS ROUTE
- CONTAINMENT BOOM
- FERRY OPERATIONS
- BIKE ROUTE DETOUR
- PEDESTRIAN ENTRANCE
- PUBLIC RESTROOM
- AREA OPEN TO PUBLIC

LMCR – Schedule/Phasing Update

Stage 4: LMCR - Battery Phase 2 Construction July 2025 to June 2026 (11 months)

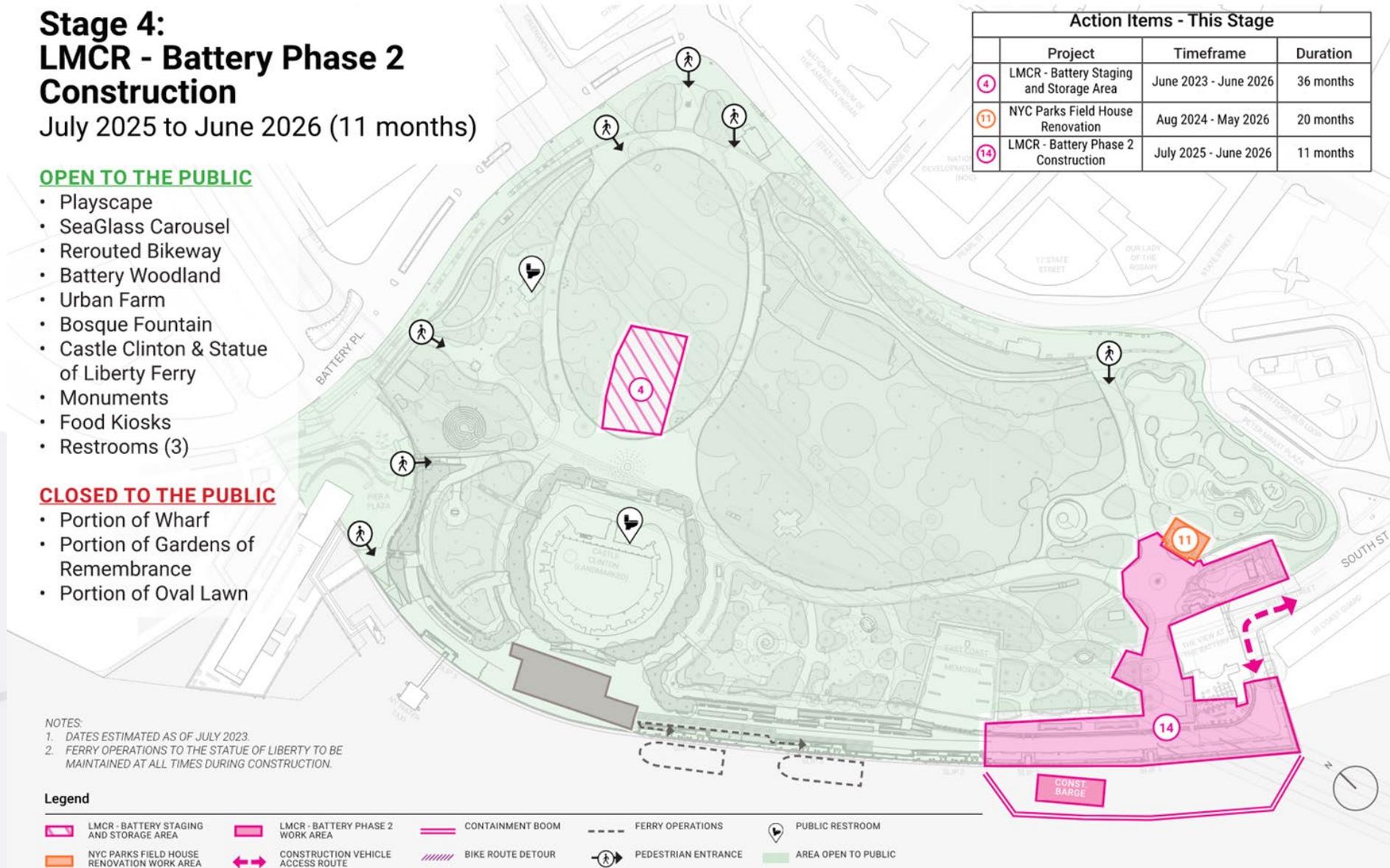
OPEN TO THE PUBLIC

- Playscape
- SeaGlass Carousel
- Rerouted Bikeway
- Battery Woodland
- Urban Farm
- Bosque Fountain
- Castle Clinton & Statue of Liberty Ferry
- Monuments
- Food Kiosks
- Restrooms (3)

CLOSED TO THE PUBLIC

- Portion of Wharf
- Portion of Gardens of Remembrance
- Portion of Oval Lawn

Action Items - This Stage			
	Project	Timeframe	Duration
4	LMCR - Battery Staging and Storage Area	June 2023 - June 2026	36 months
11	NYC Parks Field House Renovation	Aug 2024 - May 2026	20 months
14	LMCR - Battery Phase 2 Construction	July 2025 - June 2026	11 months

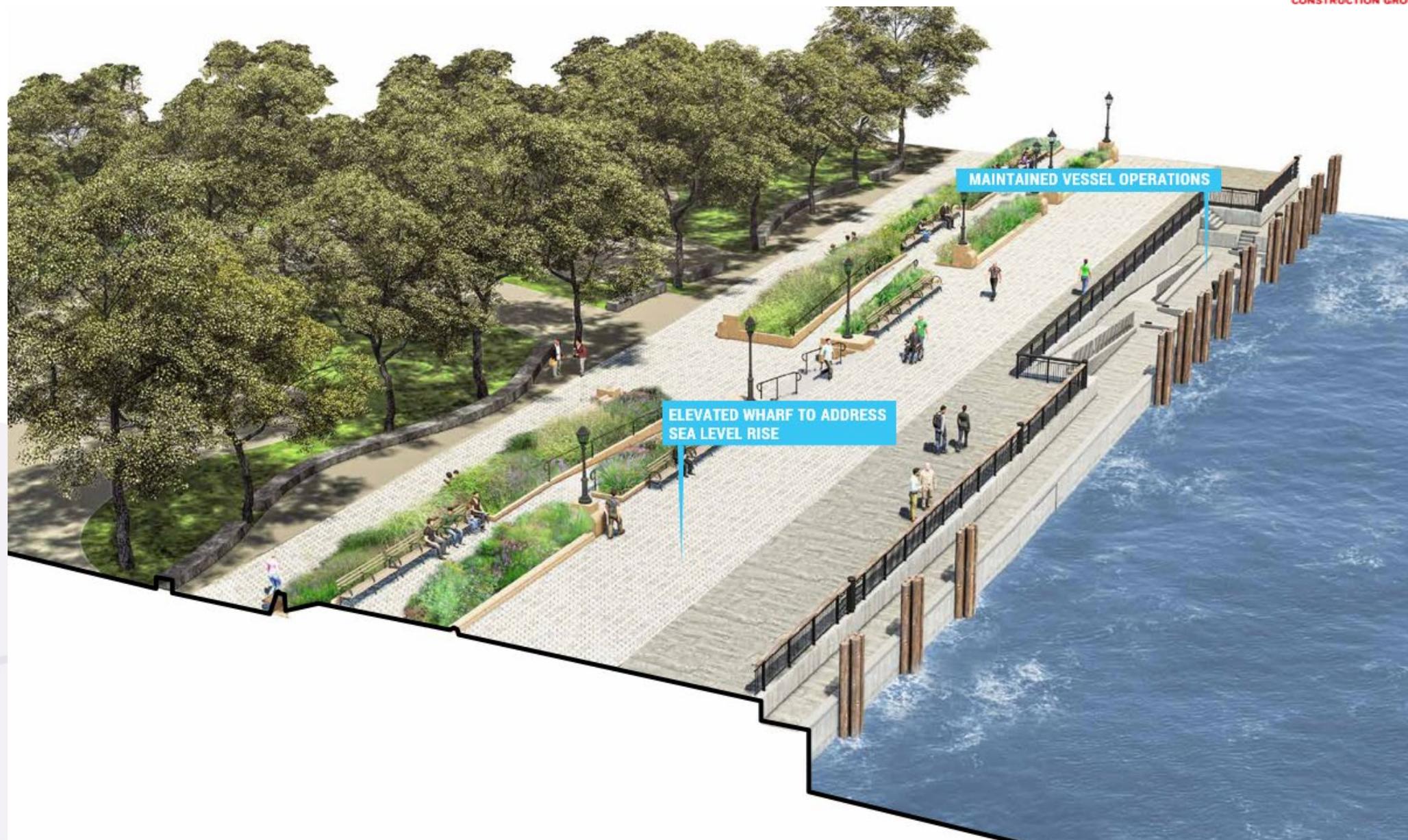


NOTES:
 1. DATES ESTIMATED AS OF JULY 2023.
 2. FERRY OPERATIONS TO THE STATUE OF LIBERTY TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

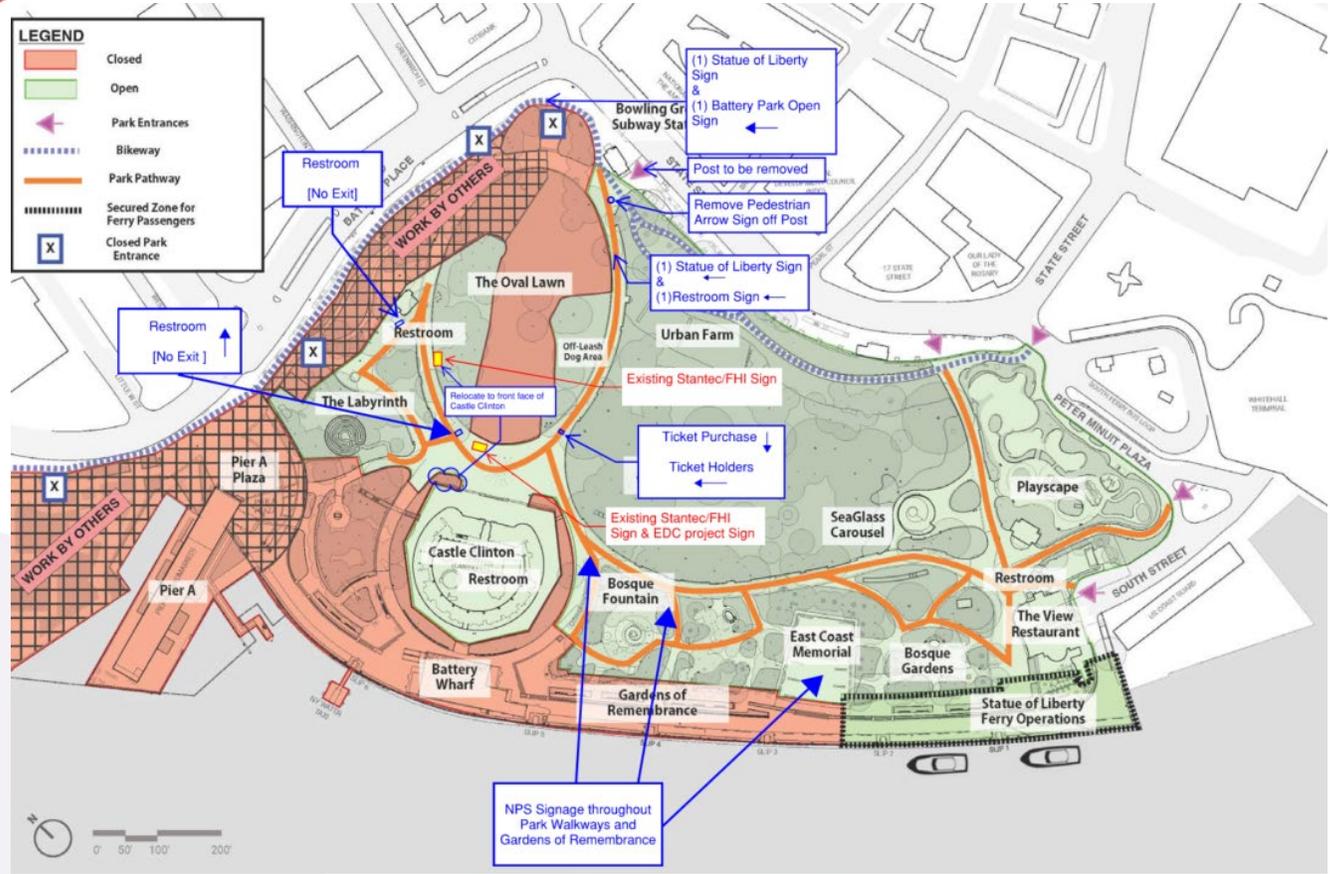
Legend

- | | | | | |
|--------------------------------------------|-----------------------------------|-------------------|---------------------|---------------------|
| LMCR - BATTERY STAGING AND STORAGE AREA | LMCR - BATTERY PHASE 2 WORK AREA | CONTAINMENT BOOM | FERRY OPERATIONS | PUBLIC RESTROOM |
| NYC PARKS FIELD HOUSE RENOVATION WORK AREA | CONSTRUCTION VEHICLE ACCESS ROUTE | BIKE ROUTE DETOUR | PEDESTRIAN ENTRANCE | AREA OPEN TO PUBLIC |

Reconstruction



Way Finding Signage



The Park Is Open
Entrance This Way
 El parque esta abierto
 Entre por aquí
 公园开放了
 从此入口进入

To learn more about the LMCRC Battery Coastal Resilience project please scan here:

Lower Manhattan Coastal Resilience Battery Coastal Resilience

Statue of Liberty
 Estatua de la Libertad
 自由女神像

To learn more about the LMCRC Battery Coastal Resilience project please scan here:

Lower Manhattan Coastal Resilience Battery Coastal Resilience

Communications



Stakeholder Walkthrough Feb 2, 2024

Construction Community Liaison

Karp Strategies: Lily Zaballos

Phone: (347) 201-1596

Email: info@batterycoastalresilience.com

Website: <https://www.nyc.gov/site/lmcr/progress/battery-coastal-resilience>

Lower Manhattan Coastal Resiliency Battery Coastal Resilience

Construction Notification | Date Issued: 01/09/2024

Project Summary

The Battery Coastal Resilience Project will rebuild and elevate the Battery wharf to reduce risk from future tidal flooding and low level coastal storms, while maintaining the character and uses of the promenade and the rest of the park. The Battery Coastal Resilience Project is one of several projects, which together are known as the Lower Manhattan Coastal Resiliency (LMCR) Project.

The Battery Coastal Resilience Project will:

- Reconstruct the deteriorating wharf
- Protect The Battery from rising seas
- Accommodate passenger ferry uses
- Preserve and enhance park character and gardens
- Design for universal accessibility to create a welcoming and accessible esplanade
- Protect the park's historical and cultural resources

The project will be implemented in two phases. Phase 1 will reconstruct the western portion of and adjacent areas, and Phase 2 will reconstruct the eastern portion of the wharf and adjacent map and listing on next page for open vs closed park entrances, park areas, and features

Anticipated Construction Schedule:

Phase 1 - 2024 - 2025

Phase 2 - 2025 - 2026

Summary of Upcoming Work

- Set up of construction fencing for Phase 1 construction zone. Fence will be in place duration of the Phase 1 of The LMCR - Battery Coastal Resilience Project.

Expected Start Date:

01/15/2024 (~3 week duration)

Please contact info@batterycoastalresilience.com or Lily Zaballos at 347-201-1596 with questions or concerns



Visit <https://www.nyc.gov/site/lmcr/progress/battery-coastal-resilience> page to learn more about the project.

Lower Manhattan Coastal Resiliency Battery Coastal Resilience

Construction Notification | Date Issued: 01/09/2024

Map of Open and Closed Park Areas and Access Points



Public Access to Park

Features that remain open:

- Playscape
- SeaGlass Carousel
- Bikeway
- Battery Woodland
- Urban Farm
- Bosque Fountain
- Castle Clinton
- Statue of Liberty Ferry
- Portions of the Oval Lawn
- Food Kiosks/Restaurants
- Restrooms (3)

Features that are closed:

- Battery Wharf
- Gardens of Remembrance
- Portions of the Oval Lawn

Monuments that are inaccessible:

- Admiral George Dewey Memorial
- American Merchant Mariners Memorial
- Emma Lazarus Memorial Plaque
- Korean War Veterans Monument
- Netherlands Memorial Flagpole
- Norwegian Veterans Memorial
- Peter Cassar Alberti Marker
- River That Flows Two Ways
- The Immigrants
- Walloon Soldiers Memorial

Please contact info@batterycoastalresilience.com or Lily Zaballos at 347-201-1596 with questions or concerns,



Visit <https://www.nyc.gov/site/lmcr/progress/battery-coastal-resilience> page to learn more about the project.



MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee – J. Cuccia

1. BPC Security Update – Report
2. Programming, Construction and Event - Report
3. BPCA Financial Highlights – Resolution
4. New York State Senate Bill S2963A, 2023-2024 - Relates to establishing ground rent rebates for eligible owner-occupied homeowners and eligible renters in Battery Park City - Resolution

Battery Park City Committee

February 22, 2024

Resolution in Support of [S2963A/ A7622](#):

Establishing ground rent rebates for eligible low, moderate & middle class homeowners and renters in the Battery Park (City) project area

Income Bands and Percent of AMI:

Who is being protected by this bill:

Income Band	Percent of AMI
Extremely Low-Income	0-30%
Very Low-Income	31-50%
Low-Income	51-80%
Moderate-Income	81-120%
Middle-Income	121-165%

This bill is intended to promote housing affordability and stability for income eligible homeowners and renters whose **primary residences** are located in the Battery Park City neighborhood in Lower Manhattan.

"Eligible homeowner" is defined as an owner of a residence in BPC who occupies their home as their primary residence and whose annual household income does not exceed **150% of the area median income (AMI)**, adjusted for household size.

"Homeowner's ground rent" is defined as the portion of a homeowner's building's ground rent attributable to the homeowner's occupancy of their primary residence.

This bill is intended to promote housing affordability and stability for income eligible homeowners and renters whose **primary residences** are located in the Battery Park City neighborhood in Lower Manhattan.

"Eligible renter" is defined as a renter in BPC who occupies a rental unit that is designated a quasi-rent stabilized unit or has a restriction on annual rent increases under a regulatory agreement between the landlord and the BPCA, and whose annual household income does not exceed **150% AMI**, adjusted for household size.

"Renter's ground rent" is defined as the portion of a renter's rent payment attributable to the ground rent for the occupancy of their unit as their primary residence.

Find your family size in the left column; Follow that row across until you find how much your family earns per year; At the top of the column where you find your family income, see the % of AMI that is associated with (or closet to) your family income.

Family Size	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	120% AMI	130% AMI	150% AMI	165% AMI
1	\$49,450	\$59,340	\$69,230	\$79,120	\$89,010	\$98,900	\$118,680	\$128,570	\$148,350	\$163,185
2	\$56,500	\$67,800	\$79,100	\$90,400	\$101,700	\$113,000	\$135,600	\$146,900	\$169,500	\$186,450
3	\$63,550	\$76,260	\$88,970	\$101,680	\$114,390	\$127,100	\$152,520	\$165,230	\$190,650	\$209,715
4	\$70,600	\$84,720	\$98,840	\$112,960	\$127,080	\$141,200	\$169,440	\$183,560	\$211,800	\$232,980
5	\$76,250	\$91,500	\$106,750	\$122,000	\$137,250	\$152,500	\$183,000	\$198,250	\$228,750	\$251,625
6	\$81,900	\$98,280	\$114,660	\$131,040	\$147,420	\$163,800	\$196,560	\$212,940	\$245,700	\$270,270

This Bill would direct the BPCA to offer to each “eligible homeowner” and “eligible renter” a **rebate** of the portion of their ground rent **equal to the difference between** the amount of the homeowner's or renter's ground rent due in the **base year** and the amount due and paid in the year for which the eligible homeowner or renter applies for the rebate.

This paragraph also directs the BPCA to permit eligible homeowners and renters to **certify** that they expect to meet eligibility criteria in the next succeeding year, so they are not required to certify each year.

10280 – Battery Park City South

While the number of “eligible” owners and renters diminishes annually, according the **2022** US Census Bureau [ACS 5-Year Estimates Subject Tables](#), **38% of Owner-Occupied housing units** in BPC-10280 had a Median Household Income of **less than \$150,000** – 509 out of 1,345 – according to the [NYC Housing Preservation & Development Affordable Housing Area Median Income Chart for 2023](#), could be “eligible homeowners”.

Additionally, **35% of Renter-Occupied** housing units in BPC-10280 reported a Median Household Income of **less than \$150,000** – 1,028 out of 2,948 who could be “eligible renters”.

Combined total of potentially “eligible homeowners” in all of BPC is 509 of 1,585, as is reflected in the Resolution.

2022	Occupied housing units	Percent occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Occupied housing units	4,293	4,293	1,345	1,345	2,948	2,948
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2022 INFLATION-ADJUSTED DOLLARS)						
Less than \$5,000	1	0.0%	0	0.0%	1	0.0%
\$5,000 to \$9,999	45	1.0%	0	0.0%	45	1.5%
\$10,000 to \$14,999	64	1.5%	64	4.8%	0	0.0%
\$15,000 to \$19,999	39	0.9%	0	0.0%	39	1.3%
\$20,000 to \$24,999	28	0.7%	0	0.0%	28	0.9%
\$25,000 to \$34,999	0	0.0%	0	0.0%	0	0.0%
\$35,000 to \$49,999	112	2.6%	79	5.9%	33	1.1%
\$50,000 to \$74,999	158	3.7%	43	3.2%	115	3.9%
\$75,000 to \$99,999	355	8.3%	134	10.0%	221	7.5%
\$100,000 to \$149,999	735	17.1%	189	14.1%	546	18.5%
\$150,000 or more	2,756	64.2%	836	62.2%	1,920	65.1%
Median household income (dollars)	206,150	206,150	176,514	176,514	227,222	227,222
MONTHLY HOUSING COSTS			MONTHLY HOUSING COSTS			
Less than \$300	0	0.0%	0	0.0%	0	0.0%
\$300 to \$499	0	0.0%	0	0.0%	0	0.0%
\$500 to \$799	39	0.9%	0	0.0%	39	1.3%
\$800 to \$999	0	0.0%	0	0.0%	0	0.0%
\$1,000 to \$1,499	110	2.6%	70	5.2%	40	1.4%
\$1,500 to \$1,999	257	6.0%	117	8.7%	140	4.7%
\$2,000 to \$2,499	250	5.8%	107	8.0%	143	4.9%
\$2,500 to \$2,999	369	8.6%	98	7.3%	271	9.2%
\$3,000 or more	3,223	75.1%	953	70.9%	2,270	77.0%
No cash rent	45	1.0%	(X)	(X)	45	1.5%
Median (dollars)	3,979	3,979	4,000+	4,000+	3,500+	3,500+
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS						
Less than \$20,000	104	2.4%	64	4.8%	40	1.4%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	0	0.0%	0	0.0%	0	0.0%
30 percent or more	104	2.4%	64	4.8%	40	1.4%
\$20,000 to \$34,999	28	0.7%	0	0.0%	28	0.9%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	0	0.0%	0	0.0%	0	0.0%
30 percent or more	28	0.7%	0	0.0%	28	0.9%
\$35,000 to \$49,999	112	2.6%	79	5.9%	33	1.1%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	0	0.0%	0	0.0%	0	0.0%
30 percent or more	112	2.6%	79	5.9%	33	1.1%
\$50,000 to \$74,999	158	3.7%	43	3.2%	115	3.9%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	40	0.9%	0	0.0%	40	1.4%
30 percent or more	118	2.7%	43	3.2%	75	2.5%
\$75,000 or more	3,846	89.6%	1,159	86.2%	2,687	91.1%
Less than 20 percent	1,750	40.8%	332	24.7%	1,418	48.1%
20 to 29 percent	790	18.4%	251	18.7%	539	18.3%
30 percent or more	1,306	30.4%	576	42.8%	730	24.8%
Zero or negative income	0	0.0%	0	0.0%	0	0.0%
No cash rent	45	1.0%	(X)	(X)	45	1.5%

10282 – Battery Park City North

In BPC-10282, there are **240 owner-occupied** housing units, all of which reported a Median Household Income of **\$150,000 or more** according to the [ACS 5-Year Estimates Subject Tables](#).

Additionally there are **17% potentially “eligible renters”** in BPC-10282 - 408 out of 2,395 renter-occupied units according to the [ACS 5-Year Estimates Subject Tables](#) who reported a Median Household Income of **less than \$150,000**.

Combined total of potentially “eligible renters” in all of BPC is 1,436 of 5,343, as is reflected in the Resolution.

Census Data origin	ZCTA5 10282					
2022	Occupied housing units	Percent occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Occupied housing units	2,635	2,635	240	240	2,395	2,395
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2022 INFLATION-ADJUSTED DOLLARS)	HOUSEHOLD INCOME IN THE PAST 12 MONTHS					
Less than \$5,000	33	1.3%	0	0.0%	33	1.4%
\$5,000 to \$9,999	41	1.6%	0	0.0%	41	1.7%
\$10,000 to \$14,999	19	0.7%	0	0.0%	19	0.8%
\$15,000 to \$19,999	0	0.0%	0	0.0%	0	0.0%
\$20,000 to \$24,999	0	0.0%	0	0.0%	0	0.0%
\$25,000 to \$34,999	63	2.4%	0	0.0%	63	2.6%
\$35,000 to \$49,999	13	0.5%	0	0.0%	13	0.5%
\$50,000 to \$74,999	0	0.0%	0	0.0%	0	0.0%
\$75,000 to \$99,999	23	0.9%	0	0.0%	23	1.0%
\$100,000 to \$149,999	216	8.2%	0	0.0%	216	9.0%
\$150,000 or more	2,227	84.5%	240	100.0%	1,987	83.0%
Median household income (dollars)	250,000+	250,000+	250,000+	250,000+	250,000+	250,000+
MONTHLY HOUSING COSTS	MONTHLY HOUSING COSTS		MONTHLY HOUSING COSTS			
Less than \$300	0	0.0%	0	0.0%	0	0.0%
\$300 to \$499	0	0.0%	0	0.0%	0	0.0%
\$500 to \$799	111	4.2%	0	0.0%	111	4.6%
\$800 to \$999	82	3.1%	0	0.0%	82	3.4%
\$1,000 to \$1,499	59	2.2%	0	0.0%	59	2.5%
\$1,500 to \$1,999	84	3.2%	0	0.0%	84	3.5%
\$2,000 to \$2,499	27	1.0%	13	5.4%	14	0.6%
\$2,500 to \$2,999	0	0.0%	0	0.0%	0	0.0%
\$3,000 or more	2,258	85.7%	227	94.6%	2,031	84.8%
No cash rent	14	0.5%	(X)	(X)	14	0.6%
Median (dollars)	4,000+	4,000+	4,000+	4,000+	3,500+	3,500+
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS	MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS					
Less than \$20,000	93	3.5%	0	0.0%	93	3.9%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	0	0.0%	0	0.0%	0	0.0%
30 percent or more	93	3.5%	0	0.0%	93	3.9%
\$20,000 to \$34,999	63	2.4%	0	0.0%	63	2.6%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	0	0.0%	0	0.0%	0	0.0%
30 percent or more	63	2.4%	0	0.0%	63	2.6%
\$35,000 to \$49,999	13	0.5%	0	0.0%	13	0.5%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	0	0.0%	0	0.0%	0	0.0%
30 percent or more	13	0.5%	0	0.0%	13	0.5%
\$50,000 to \$74,999	0	0.0%	0	0.0%	0	0.0%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	0	0.0%	0	0.0%	0	0.0%
30 percent or more	0	0.0%	0	0.0%	0	0.0%
\$75,000 or more	2,452	93.1%	240	100.0%	2,212	92.4%
Less than 20 percent	1,426	54.1%	146	60.8%	1,280	53.4%
20 to 29 percent	317	12.0%	44	18.3%	273	11.4%
30 percent or more	709	26.9%	50	20.8%	659	27.5%
Zero or negative income	0	0.0%	0	0.0%	0	0.0%
No cash rent	14	0.5%	(X)	(X)	14	0.6%

BPC Committee's Rationale for Supporting Bill

Battery Park City (BPC) is a mixed residential and commercial neighborhood.

Over time, rapid escalation of property values in the area have made it increasingly difficult for many residents to continue to afford to live there, especially low-, moderate- and middle-income residents who first moved to BPC, when the neighborhood was affordable to persons and families within these income brackets, and who helped rebuild BPC after the September 11, 2001 Terrorist Attacks.

Since 2001, the cost of housing in Lower Manhattan, including BPC, has skyrocketed. This, combined with the significant loss of affordable housing protection with the expiration of 421(a), condo/coop conversions and the relentless shrinking of the class of Gateway Plaza tenants eligible for Quasi-Rent-Stabilization (which is due to fully expire in 2030) could leave BPC with less than 100 units of Affordable Rental Housing within the decade. This is scenario is being played out all across New York City.

While the Committee acknowledged that the impact of this bill particular bill will be limited to affordability and stability in BPC, we felt that this is appropriate because all of this money is collected in BPC, the lion's share from BPC RESIDENTS.

To date, only the \$5M recently pledged to 5WTC, out of the Hundreds of Millions if not Billions of dollars collected by the BPCA in Ground Rent since its inception, has been spent on affordable housing in Lower Manhattan.

Therefore we felt it appropriate that a small portion of the Ground Rent funds be allocated to affordability and stability for "eligible renters" and "eligible homeowners" BPC.

THEREFORE BE IT RESOLVED THAT:

CB1 supports this legislation sponsored by Senator Brian Kavanaugh and Assembly Member Charles Fall which will help to preserve affordability and stability for the up to 32% of owner-occupied housing units in BPC-10280 & BPC-10282 combined who may be “eligible homeowners” and up to the 27% of renter-occupied housing unit renters who may be “eligible renters” in BPC-10280 & BPC-10282 combined; and

TFBIFR: CB1 urges Governor Hochul to sign [S2963A/](#) [A7622](#) into law as soon as the Bill is presented.

Family Size	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	120% AMI	130% AMI	150% AMI	165% AMI
1	\$49,450	\$59,340	\$69,230	\$79,120	\$89,010	\$98,900	\$118,680	\$128,570	\$148,350	\$163,185
2	\$56,500	\$67,800	\$79,100	\$90,400	\$101,700	\$113,000	\$135,600	\$146,900	\$169,500	\$186,450
3	\$63,550	\$76,260	\$88,970	\$101,680	\$114,390	\$127,100	\$152,520	\$165,230	\$190,650	\$209,715
4	\$70,600	\$84,720	\$98,840	\$112,960	\$127,080	\$141,200	\$169,440	\$183,560	\$211,800	\$232,980
5	\$76,250	\$91,500	\$106,750	\$122,000	\$137,250	\$152,500	\$183,000	\$198,250	\$228,750	\$251,625
6	\$81,900	\$98,280	\$114,660	\$131,040	\$147,420	\$163,800	\$196,560	\$212,940	\$245,700	\$270,270

MANHATTAN COMMUNITY BOARD 1

New Business

MANHATTAN COMMUNITY BOARD 1

Old Business

MANHATTAN COMMUNITY BOARD 1

Adjournment

MANHATTAN COMMUNITY BOARD 1

All documents relating to the above agenda items are on file at the Community Board 1 office and are available for viewing by the public upon written request to man01@cb.nyc.gov

At all meetings, additional items may be raised as "New Business"